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MEMORANDUM

TO: Danette Chimenti, Chair
Members of the Planning Commission
FROM: Sandra Harkins, Neighborhood Housing and Community Development
Mark Walters, Planning and Development Review Department
DATE: October, 21, 2014
RE: *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* (Case Number: CPA-2014-0008)

In 2012 the City of Austin's Neighborhood Housing and Community Development Department was awarded a $3 million Community Challenge Grant to fund the Colony Park Sustainable Community Initiative. The subsequent public planning process captured the community's desire for a walkable, mixed-use community. These ideas, as developed through the planning process, provide the basis for the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines*. With a strong focus on sustainability, the plan and design guidelines embody the goals of the *Imagine Austin Comprehensive Plan*. The new neighborhood envisioned in the planning process, upon build-out, will create a complete and sustainable community. Participants in the process see this plan as a positive catalyst for change in northeastern Austin and eastern Travis County.

ATTACHED BACKUP INFORMATION

Draft *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines*

STAFF RECOMMENDATION

Recommend the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* be adopted as an amendment to the *Imagine Austin Comprehensive Plan*. This amendment to the comprehensive plan will:

- Attach the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* to the *Imagine Austin Comprehensive Plan*
- Add the area covered by the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* and adjacent parkland to the *Imagine Austin Comprehensive Plan*'s Growth Concept Map as a Neighborhood Center
- Add "Colony Park" to the list of Growth Concept Map Centers Key and to the reference map in Appendix D: Centers and Corridors
- Add the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* to Appendix G: Attached Plans.

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COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE MASTER PLAN AND DESIGN GUIDELINES: BACKGROUND

The creation of the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* was informed by an existing conditions report and market assessment and analysis. The master plan and guidelines recommends a mix of residential housing types, mixed-use commercial locations, institutional/office uses, community solar power, gardens, new streets, and a transportation network that promotes walking and bicycling. The plan identifies five future centers connected by paved and unpaved bicycle and pedestrian connections that also connect to schools, natural areas, and multiple urban parks.

Community Challenge Planning Grant program

Beginning in 2009, the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Transportation (DOT) and U.S. Environmental Protection Agency (EPA) partnered to develop the Community Challenge Planning Grant program. According to HUD, the grant program ". . . fosters reform and reduces barriers to achieving affordable, economically vital, and sustainable communities." In 2012, the City of Austin was awarded a three-year, $3 million Community Challenge Grant for the Colony Park Sustainable Community Initiative.

Study Area

The study area for the Colony Park Sustainable Community Initiative is a five-census tract study area bounded by US Highway 183 to the west, US Highway 290 to the north, SH 130 to the east, and FM 959 to the south. In the middle of the study and the focus of the initiative are 208 acres of publically-owned, undeveloped land and 93 acres of parkland that is generally located between Johnny Morris Road, Decker Lane, and Loyola Lane (see attached map).

Project Principles

The Colony Park Sustainable Community Initiative addresses sustainability through a number of different lenses. In 2009, HUD issued a list of six livable principles which informed the Colony Park planning process:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate policies and leverage investment
- Value communities and neighborhoods.

The Initiative's focus on sustainability placed it in strong alignment with the *Imagine Austin Comprehensive Plan*. The resulting plan and design guidelines promote the comprehensive plan's concept of complete communities and support its Vision Statement principles:

- Livable
- Mobile and Interconnected
- Prosperous
- Educated
- Creative
- Natural and Sustainable
- And Values and Respects Its People.

In addition to the HUD and *Imagine Austin* principles, the Colony Park Sustainable Community Initiative also employed the One Planet Living Principles created by the World Wildlife Fund and BioRegional to develop recommendations for sustainable development and living:

- **Zero carbon** - Making buildings more energy efficient and delivering all energy with renewable technologies
- **Zero waste** - Reducing waste, reusing where possible, and ultimately sending zero waste to landfill
- **Sustainable transport** - Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel
- **Sustainable materials** - Using sustainable healthy products, with low embodied energy, sourced locally, made from renewable or waste resources
- **Local and sustainable food** - Choosing low impact, local, seasonal and organic diets and reducing food waste
- **Sustainable water** - Using water more efficiently in buildings and in the products we buy; tackling local flooding and water course pollution
- **Land use and wildlife** - Protecting and restoring biodiversity and natural habitats through appropriate land use and integration into the built environment
- **Culture and community** - Reviving local identity and wisdom; supporting and participating in the arts
- **Equity and local economy** - Creating bioregional economies that support fair employment, inclusive communities and international fair trade
- **Health and happiness** - Encouraging active, sociable, meaningful lives to promote good health and well-being

  (http://www.oneplanetliving.net/what-is-one-planet-living/the-ten-principles/)

Additionally, the project promoted strong cross-department and agency coordination to create successful models for sustainable and equitable development. This was achieved by establishing a Technical Advisory Group that consisted of 28 City

departments and local agencies. Besides land use planning, the Colony Park Sustainable Community Initiative calls for programs to build capacity and leadership for residents within a targeted area.

Vision Statement and Goals

Vision Statement

"We seek to create a healthy, safe and active community where families and neighbors enjoy an ever-improving quality of life supported and sustained through education; cultural enrichment; job growth and business opportunities; shared prosperity; mobility choices; neighborhood amenities and recreation."

Colony Park Sustainable Community Initiative Master Plan and Design Guidelines Goals

- Further land-use planning and development of 208 acres of publically-owned land at Colony Park inspired by the U.S. Department of Housing and Urban Development (HUD) Livability Principles
- Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development
- Support capacity building and community transformation goals of Colony Park residents and stakeholders

Plan Implementation

Concurrent with the adoption of the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines*, there is a Planned Unit Development (PUD) zoning case to implement the plan's land use recommendations scheduled for City Council action. Additionally, the project will also deliver an implementation plan that:

- Recommends funding structures, project phasing, and a community governance structure, engineering designs for subdivision and site plan review and City of Austin approval
- Contains phase one infrastructure construction plans
- Presents architectural design guidelines for new sustainable residential and commercial development.

PUBLIC PARTICIPATION

Public involvement was an essential part of creating the plan. Area residents engaged in the process through one-on-one discussions with professional staff, responded to door-to-door surveys, and attended small and large community meetings. Through their input, they expressed a preference for a walkable, mixed-use community that can also act as a catalyst for bringing new jobs and essential services such as a grocery store and medical facilities to an underserved part of Austin and eastern Travis County.

Community Meetings

The public planning process to create the *Colony Park Sustainable Community Initiative Master Plan and Design Guidelines* involved four community-wide workshops. The plan's development culminated with a widely-attended Master Plan Open House & Community Resources Fair. Attendees commented on the master plan and received information on a number of topics such as CPR and community gardens.

DATE	WORKSHOP	PARTICIPANTS
October 19, 2013	Community Planning Workshop I: Listening Session	60
December 9, 2013	Community Planning Workshop II: Building Blocks	60
February 24, 2014	Community Planning Workshop III: Scenario Planning	70
April 14, 2104	Community Planning Workshop IV: Presentation of the Draft Master Plan	70
June 23, 2014	Master Plan Open House & Community Resources Fair	250 adults and children

Citizens Advisory Committee

A Citizens Advisory Committee (CAC) was established for the project. It is comprised of representatives from neighborhood associations, schools, and civic organizations within the Study Area. The CAC responsibilities include:

- Advise the City of Austin and design team on policy matters and community issues
- Review draft plan elements and reports
- Act as a sounding board for the City of Austin and Design Team
- Advise the City of Austin on public participation and involvement
- Promote the planning process
- An ongoing role in the master plan implementation.

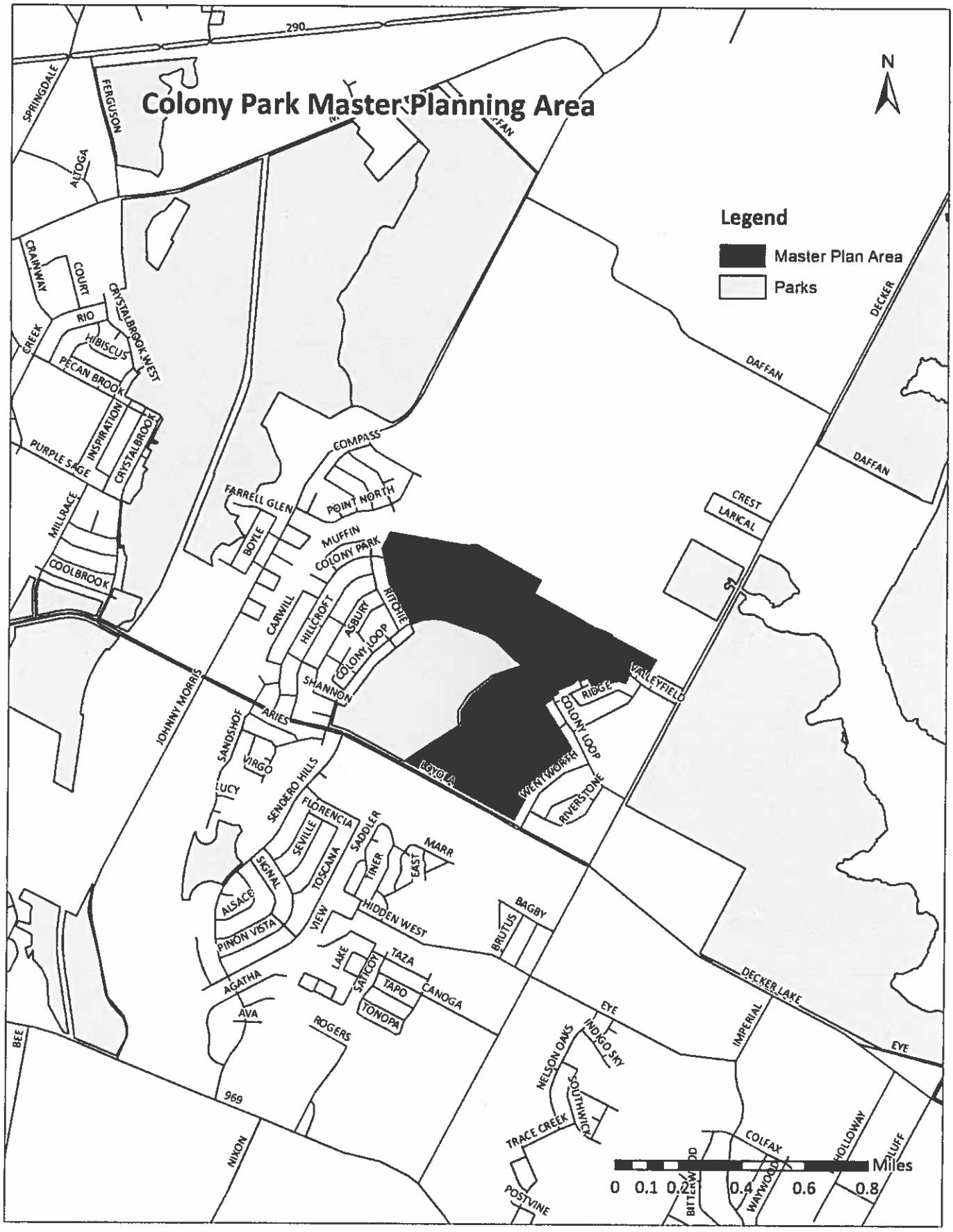
Public Engagement Team

A Public Engagement Team was formed to expand community participation. It was comprised of:

- The University of Texas Division of Diversity and Community Engagement
- Representatives from the Colony Park Neighborhood Association
- City of Austin staff
- Faculty and students from the University of Texas at Austin (UT) and Austin Community College (ACC).

This working relationship between the City of Austin, UT, and ACC was formalized by Austin's City Council through the execution of an Interlocal Agreement. The team implemented the project's public participation plan through:

- Service-Learning through UT and ACC
- Public workshop publicity and support
- Colony Park Community Survey
- Block walking
- Community-wide mail outs
- Neighborhood meet and greets
- Community capacity building activities
- Community forums
- Cultural programming.


Colony Park Master Planning Area
N
Legend
Master Plan Area
Parks
290
SPRINGDALE
FERGUSON
ALTOGA
CRAINWAY
COURT
CRYSTALBROOK WEST
RIO
CREEK
HIBISCUS
PECAN BROOK
INSPIRATION
CRYSTALBROOK
PURPLE SAGE
MILLRACE
COOLBROOK
JOHNNY MORRIS
FARRELL GLEN
COMPASS
POINT NORTH
BOYLE
MUFFIN
COLONY PARK
CARWILL
HILLCROFT
ASBURY
RITCHIE
COLONY LOOP
SHANNON
DAFFAN
DECKER
CREST
LARICAL
VALLEYFIELD
RIDGE
COLONY LOOP
ARIES
SANDSHOF
VIRGO
LUCY
SENDERO HILLS
FLORENCIA
SEVILLE
SIGNAL
TOSCANA
SADDLER
TINER
MARR
EAST
ALSACE
PINON VISTA
VIEW
HIDDEN WEST
BAGBY
BRUTUS
AGATHA
LAKE
SATICOY
TAZA
TAPO
CANOGA
TONOPA
AVA
ROGERS
BEE
969
NIXON
EYE
INDIGO SKY
NELSON OAKS
SOUTHWICK
TRACE CREEK
POSTVINE
IMPERIAL
DECKER LAKE
COLFAX
HOLLOWAY
MILLUFF
BITTERWOOD
WAYWOOD
0 0.1 0.2 0.4 0.6 0.8
Miles

COLONY PARK SUSTAINABLE COMMUNITIES INITIATIVE

DRAFT
SEPTEMBER 12, 2014

MASTER PLAN AND DESIGN GUIDELINES

ACKNOWLEDGEMENTS

SPONSOR

PARTNERS

CONSULTANT TEAM

COMMUNITY ADVISORY COMMITTEE

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Andy Roddick Foundation
Maurice Gipson
Colony Park Neighborhood Association
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LBJ High School
Tisun Wing
Woodlands
Helen Miller
Lakeside

TECHNICAL ADVISORY GROUP

Austin Energy - Green Building
Austin Energy
Austin Housing Finance Corporation
Austin Fire Department
Austin Police Department
Austin Resource Recovery
Austin Water Utility
CAMPO
CAPCOG
Capital Planning Office
Capital Metro
Code Enforcement
Colony Park Neighborhood Association
Community Court
Community Development Commission
Community Public information Office
Contract and Management
Economic Growth and Redevelopment Services
Fleet Services
Health and Human Services Dept
Library
Neighborhood Housing and Community Development
Office of Homeland Security and Emergency Management
Office of Sustainability
Parks and Recreation Department
Planning and Development Review Department
Public Works
Small Minority Business Resources
Transportation Department
University of Texas - Public Engagement
Watershed Protection Department

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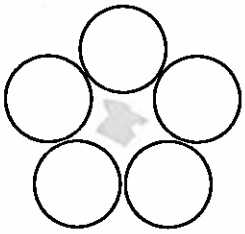
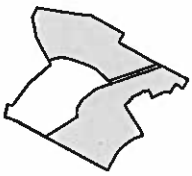
ORGANIZATION BY SCALE

This document is organized into two parts: Master Plan and Design Guidelines. The document provides a development framework, starting at the Five Census Tracts level and culminating with the Design Guidelines to guide development through the lot level.

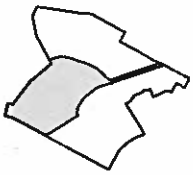
MASTER PLAN
Page 7



5 CENSUS TRACTS
(27 SQUARE MILES)



MASTER PLAN
(208 ACRES)



DISTRICT PARK PLAN
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PLACES

MOBILITY,
STREETS, &
INFRASTRUCTURE

BLOCKS

LOTS &
BUILDINGS

PART I MASTER PLAN

This document is the culmination of a 3-year community planning process that engaged hundreds of community stakeholders, municipal staff and elected officials. Its preparation took thousands of hours of conference calls, meetings, drawing, writing and editing and was completed in record time. The document is expected to be influential for the next 10 to 20 years.

A primary purpose of this document is to guide the development of 208 acres owned by the Austin Finance Housing Corporation on the City's Northeast side. That development guidance is provided by a Master Plan and Design Guidelines, subdivision and Regulating Plans to inform the entitlement process and engineering design for a first phase of streets and infrastructure. The built project will "incorporate best practice strategies for energy-efficient building design, water conservation and zero-waste technology and standards to create a model sustainable and livable mixed-use, mixed-income community."

While the most detailed guidance is provided for the 208 acres, the guidance here is intended to produce a "halo effect" having positive impacts for the surrounding community, in particular the five Census tracts immediately surrounding the project site. In addition to the 208 acres of undeveloped land, this plan includes a park master plan for Colony Park District Park- 93 acres of parkland that provide an unparalleled opportunity to connect the community and provide a center.

Chapter 1
GUIDING PRINCIPLES AND COMMUNITY VISION

In collaboration with the Community Advisory Committee, a vision statement will lead decision-making for the Colony Park Sustainable Communities Initiative (CPSCI).

"We seek to create a healthy, safe and active community where families and neighbors enjoy an ever-improving quality of life supported and sustained through education; cultural enrichment; job growth and business opportunities; shared prosperity; mobility choices; neighborhood amenities and recreation."

CPSCI Community Vision Statement
Date Written: March 18, 2014

GUIDING PRINCIPLES

THE PARTNERSHIP FOR SUSTAINABLE COMMUNITIES : DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DEPARTMENT OF TRANSPORTATION, ENVIRONMENTAL PROTECTION AGENCY

The Colony Park Sustainable Communities Initiative (CPSCI), is funded through a U.S. Department of Housing and Urban Development (HUD) Sustainable Communities Challenge Grant made available through the Partnership for Sustainable Communities. The Partnership for Sustainable Communities is an unprecedented collaboration between the U.S. Department of Housing and Urban Development, the U.S. Department of Transportation, and the U.S. Environmental Protection Agency with the goal of creating truly sustainable communities: places that "have a variety of housing and transportation choices, with destinations close to home. As a result, they tend to have lower transportation costs, reduce air pollution and stormwater runoff, decrease infrastructure costs, preserve historic properties and sensitive lands, save people time in traffic, be more economically resilient and meet market demand for different types of housing at different price points."

"The Partnership for Sustainable Communities works to coordinate federal housing, transportation, water, and other infrastructure investments to make neighborhoods more prosperous, allow people to live closer to jobs, save households time and money, and reduce pollution. The partnership agencies incorporate six livability principles into federal funding programs, policies, and future legislative proposals."

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LIVABILITY PRINCIPLES

In 2009, HUD issued a list of six livability principles that has guided the work of the Partnership for Sustainable Communities ever since. They are:

- Provide More Transportation Choices
- Promote Equitable, Affordable Housing
- Enhance Economic Competitiveness
- Support Existing Communities
- Coordinate and Leverage Federal Policies and Investment
- Value Communities and Neighborhoods

Fore more information, please refer to www.sustainablecommunities.gov/index.html.

PROJECT GOALS

The Sustainable Communities Planning Grant identified three core project goals:

- Further land-use planning and development of 208 acres of publicly-owned land at Colony Park inspired by the U.S. Department of Housing and Urban Development (HUD) Livability Principles
- Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development
- Support capacity building and community transformation goals of Colony Park area residents and stakeholders

In support of the HUD Livability Principles, a vision statement and supporting principles (drawn from Imagine Austin and One Planet Living) are outlined here. To the extent possible, the CPSCI Master Plan and accompanying Design Guidelines are rooted in evidence-based sustainability metrics to ensure that principles, policies, and the vision are not only implemented but tracked to ensure efficiency and to make the most of limited resources.

The essence of the HUD Livability Principles is reinforced in the One Planet Principles, developed by One Planet Communities, and in the City of Austin's 'Imagine Austin' principles. These Principles are further advanced by introducing several metric standards, such as the U.S. Green Building Council's LEED™ and Austin Energy Green Building rating systems that can be employed to track alignment around the broad principle themes, and offer specific strategies to integrate into the project as it transitions from CPSCI Master Plan phase to master development implementation phase. For more information in regards to these metric standards, please refer to Green Building Practices in Chapter 8.

IMAGINE AUSTIN PRINCIPLES

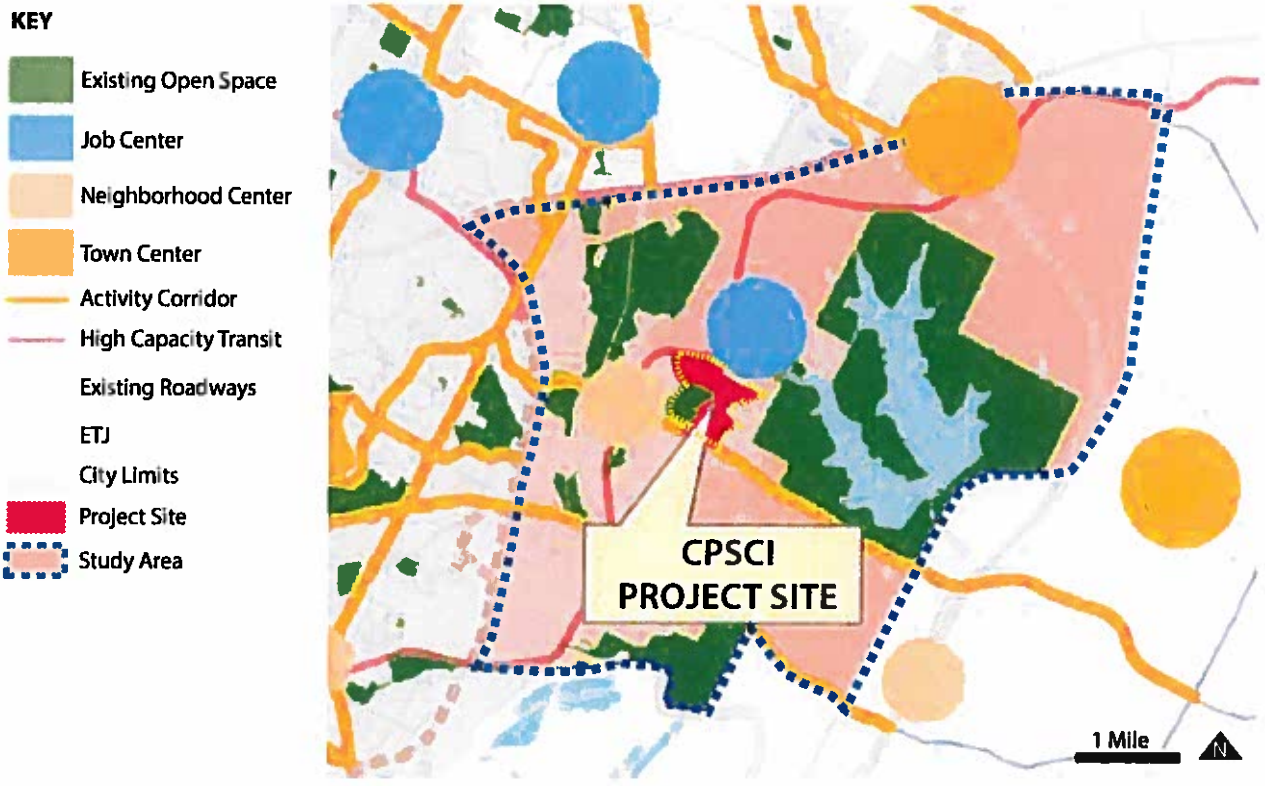
The City of Austin continues to set social, cultural, and environmental goals. The CPSCI stands to be a successful demonstration of many of these. The centerpiece of Austin's future planning efforts is the Imagine Austin Plan. Adopted in June 2012, the Imagine Austin Comprehensive Plan establishes a broad policy framework for creating a more sustainable city. This framework is contained in the plan's vision, policies, actions, and Growth Concept Map. These elements of Imagine Austin are summarized in its six core principles for action:

- Grow as a compact, connected city
- Integrate nature into the city
- Provide paths to prosperity for all
- Develop as an affordable and healthy community
- Sustainably manage water, energy and other environmental resources
- Think creatively and work together

(Source: Imagine Austin, Pg. 10-11)

Central to becoming a more sustainable city is the establishment of complete communities throughout Austin. These are communities providing easy access to people's daily needs. This is a central feature of the CPSCI Master Plan. Building upon the Imagine Austin principles, the CPSCI Master Plan seeks to be:

Imagine Austin Vision
Source: Imagine Austin Comprehensive Plan (2012)



Imagine Austin Key Centers
Source: Imagine Austin Comprehensive Plan (2012)

OTHER AUSTIN GOALS

In addition to Imagine Austin, the City of Austin has enacted several other policy initiatives that are aligned with and reinforce the CPSCI's broad goals and principles, and for which the CPSCI Master Plan can become a recognized example of their implementation. They include:

AUSTIN CLIMATE PROTECTION PLAN

The Austin Climate Protection Plan will make Austin the leading city in the nation in the fight against global warming. The broad elements of the plan to reduce greenhouse gas (GHG) emissions include:

- All City of Austin facilities, vehicles, and operations to be completely carbon-neutral by 2020.
- Energy Generation Planning – reduce Austin's total energy use to 800 megawatts and increase the renewables portfolio to 35% of the power mix by 2020.
- Energy Efficiency – enforce energy efficiency codes on current homes, commercial buildings and new construction.
- Achieve zero net-capable new single family homes and increased energy efficiency in all other new construction by 75% by 2015.
- Achieve net zero community-wide greenhouse gas emissions by 2050.

AUSTIN ENERGY GREEN BUILDING (AEGB)

In 1991, AEGB developed the first rating system in the U.S. for evaluating the sustainability of buildings. Today AEGB operates commercial and residential green building rating programs, education programs, and assists with development of local energy code.

AUSTIN GREEN ROOF ADVISORY GROUP

(No Longer Active)

This advisory group recommended policies (including incentives) to encourage appropriate green roofs, and developed a five-year policy implementation plan through 2015.

AUSTIN PARKS DEPARTMENT LONG-RANGE MASTER PLAN

The following goals and objectives reflect the philosophy of the Parks and Recreation Department (PARD) regarding the design, development and management over 18,000 acres of parkland throughout Austin. With this committed management philosophy, PARD strives to ensure:

- Provide safe and accessible parks and facilities to all citizens
- Provide a diversity and sufficiency of recreational opportunities
- Design and maintain parks and facilities to achieve environmental sustainability
- Foster collaboration, coordination, and partnerships throughout the community
- Employ an ongoing system of organizational evaluation
- Improve maintenance and operational efficiency throughout the park system

AUSTIN RESOURCE RECOVERY'S MASTER PLAN

The Austin City Council endorsed Zero Waste as a significant goal for the City and in doing so acknowledged that disposing of waste is not inevitable.

By approving the Zero Waste Strategic Plan (Strategic Plan), the City Council established three major benchmark goals for achieving Zero Waste:

- Reducing by 20 percent the per capita solid waste disposed to landfills by 2012 (17% reduction achieved from January 2009 through October 2011),
- Diverting 75 percent of solid waste from landfills and incinerators by 2020, and
- Diverting 90 percent of solid waste from landfills and incinerators by 2040

BICYCLE MASTER PLAN

The Austin 2009 Bicycle Plan Update is a set of goals, objectives, and actions to be completed over the next 10 years to transform Austin into a world-class bicycling city.

- Increase citywide workforce commuter bicycle mode to 2% by 2015 and to 5% by 2020.
- Increase central city workforce commuter bicycle mode to 8% by 2015 and to 10% by 2020.
- Maintain number of bicycle-motor vehicle crashes through 2015 and reduce bicycle-motor vehicle crashes 5% by 2020.

BICYCLE AND URBAN TRAILS MASTER PLAN

The City of Austin is currently developing a connected and comprehensive system of urban trails and cycle tracks and aligns design standards.

COMMUNITY HEALTH IMPROVEMENT PLAN (CHIP)

The Steering and Core Coordinating Committees participated in a prioritization activity and identified the following priority health issues that would be addressed in the CHIP:

- Priority Area 1: Chronic Disease – Focus on Obesity
    - o Goal 1: Reduce burden of chronic diseases caused by obesity among Austin/Travis County residents.
- Priority Area 2: Built Environment – Focus on Access to Healthy Foods
    - o Goal 2: All in our community have reasonable access to affordable quality nutritious food.
- Priority Area 3: Built Environment – Transportation
    - o Goal 3: Local and regional stakeholders will collaboratively increase accessibility to community resources via safe, active transportation.
- Priority Area 4: Access to Primary Care and Mental/Behavioral Health Services - Focus on Navigating the Healthcare System
    - o Goal 4: Expand access to high-quality behaviorally integrated patient-centered medical homes for all persons.

COMMUNITY WILDLIFE HABITAT PROJECT
Rewards the creation of spaces for flora and fauna to thrive; Austin was recognized as a National Wildlife Federation (NWF) and was certified community in 2009.

COMPREHENSIVE URBAN FOREST PLAN
This plan provides a framework for the City to use as a guide for managing the public urban forest over the next 20 years.

REVISED WATER USE MANAGEMENT PLAN
On August 16, 2012, the Austin City Council voted 6-0 to revise Austin's water use management strategy. This strategy is made up of two parts: the Water Conservation Code and the Drought Contingency Plan. Both documents together outline how commercial and residential customers of the City's water utility may use water in and around their homes and businesses.

SUSTAINABLE SITES INITIATIVE
The Sustainable Sites Initiative (SITES™) aims to transform land development and management practices with the first national rating system for sustainable landscapes. The SITES program provides tools for those who influence land development and management practices and can address increasingly urgent global concerns such as climate change, loss of biodiversity, and resource depletion. The program is an ongoing collaboration between the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at The University of Texas at Austin and the United States Botanic Garden in conjunction with a diverse group of stakeholder organizations.

The City of Austin is deeply committed to sustainable growth and development. "Imagine Austin," the City's guiding Comprehensive Plan (adopted June 2012) identifies several priorities that are in alignment with the SITES initiative. Among the plan's top priorities are an investment in green infrastructure to protect environmentally sensitive areas; a commitment to integrate nature into the city; as well as plans to protect and improve the health of the city's watershed.

The SITES initiative outlines key benchmarks, measures, and goals that represent the latest thinking and best practices in sustainable land development. Studio Balcones recommends drawing from SITES in order to ensure that Colony Park reflects these best practices and can serve as a model in sustainable development that furthers Austin's position as a leader in green growth.

WATERSHED MASTER PLAN
The Watershed Master Plan assesses erosion, flood and water quality problems in Austin. It also prioritizes and implements effective solutions that address all three problems. Solutions include projects, programs and regulations. On October 17, 2013, the Austin City Council passed a new Watershed Protection Ordinance to improve creek and floodplain protection; prevent unsustainable public expense on drainage systems; simplify development regulations where possible; and minimize the impact on the ability to develop land. The Watershed Protection Ordinance is the result of a resolution approved by City Council on January 13, 2011.

ONE PLANET PRINCIPLES

BioRegional and the World Wildlife Fund (WWF) have created a global initiative called One Planet Living to incorporate sustainability into everyday life. One Planet Living provides a framework for addressing social issues, such as happiness, equity and culture. Based on current data, if everyone on the planet lived the way Americans do, we would need five planets to support us. One Planet Living offers principles to live more sustainably in recognition that we only have one planet on which to live. For the CPSCI, the ten principles (as shown below) have been used to create customized recommendations for sustainable development and sustainable living.

Health + Happiness
Residents are safer, in better shape + know their neighbors

Equity + Local Economy
New green jobs close to affordable homes, daycare + shopping

Culture + Community
Local artists, markets, concerts, and neighborhood events

Land Use + Wildlife
More nature to enjoy in the city, helping reduce habitat loss

Sustainable Water
Lower water + energy bills, cleaner water for wildlife + recreation

Local and Sustainable Food
Fresher, healthier diets that strengthen farms + community

Local and Sustainable Materials
Better indoor air quality, sustainable forestry + local jobs

Sustainable Transport
Safer streets, less traffic/smog, fitness from cycling + walking

Zero Waste
Smarter recycling, less packaging and using compost in gardens

Zero Carbon
Lower utility bills, future-proofed against rising energy costs

One Planet Principles
Source: One Planet Living

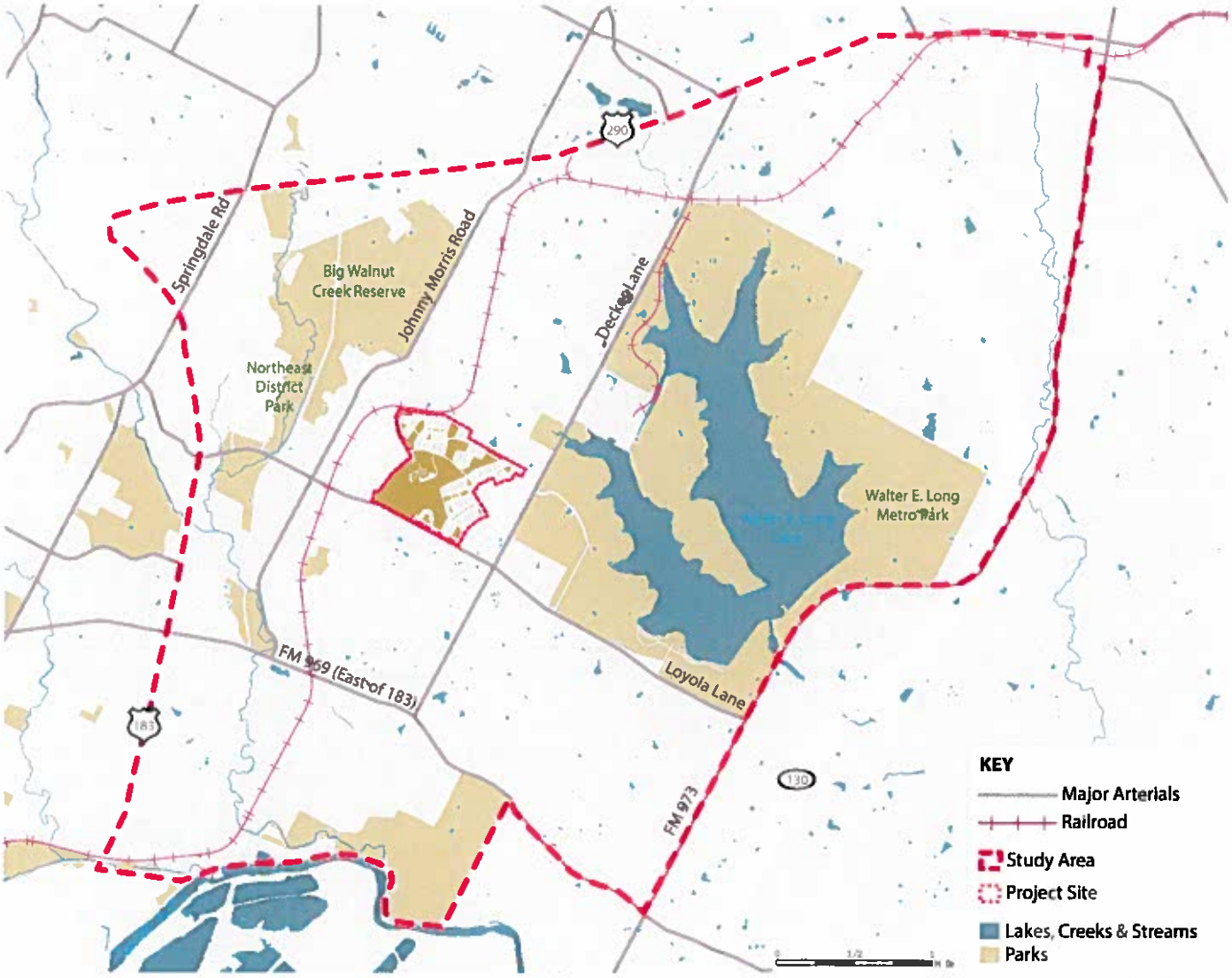
COMMUNITY VISION

PROJECT OVERVIEW

The Colony Park neighborhood and Project Site lies approximately eight miles northeast of Downtown Austin. This area was annexed by the City of Austin in 1973 and much of the land surrounding the Study Area remains in unincorporated Travis County. Many of the single-family homes in the neighborhood date to this period and shortly thereafter. Following attempts by a private developer to build a subdivision for manufactured homes, the Austin City Council, in 2001, purchased 258 acres of land near Loyola Lane and Colony Loop Drive.

Of that 258 acres, 50 were dedicated for parkland with jurisdiction of the land given to the Austin Parks and Recreation Department (PARD) which created a 93 acre tract of PARD-owned land (by adding to existing PARD land). The remaining 208 acres were transferred to the Austin Housing Finance Corporation (AHFC) for the development of low-income or moderate-income housing.

Between 2004 and 2007 the Austin Independent School District (AISD) constructed Overton Elementary School on a portion of the 50 acres of dedicated parkland. In addition, PARD commissioned the design and development of the Turner-Roberts Recreation Center, named after the late community leaders and civil rights activists Dorothy Turner and Velma Roberts. Opened in 2008, the Recreation Center was closed in July of 2011 due to structural deficiencies that rendered the building unsafe for occupancy. The Turner-Roberts Recreation Center was reopened in November of 2013.



Study Area

Source: Farr Associates, created May 1, 2014

COMMUNITY OUTREACH

CITIZEN ADVISORY COMMITTEE

A Citizen Advisory Committee (CAC) was established for the project with representatives that included neighborhood associations, schools, and civic organizations within the Study Area. The role of the CAC was to:

- Advise the City of Austin and design team on policy matters and community issues to aid in the development of the CPSCI Master Plan
- Review draft plan elements and reports prepared by the design team
- Act as a "sounding board" for the City of Austin and design team
- Advise the City of Austin on public participation and involvement
- Promote the CPSCI Master Plan and its related activities and events

PUBLIC ENGAGEMENT TEAM

The Public Engagement Team (PET) is comprised of University of Texas Division of Diversity and Community Engagement and includes members of the Colony Park Neighborhood Association (CPNA), staff from the City of Austin, and faculty and students from the University of Texas at Austin (UT) and Austin Community College (ACC). This team carries out the community-based public engagement plan that illustrates how partnerships with local colleges and universities are successful to the contribution of outreach and public engagement. This relationship is formalized through an Interlocal Agreement approved by the Austin City Council. The work of the Public Engagement Team included the following:

- Service-Learning through UT-Austin and Austin Community College
- Public Workshop Publicity and Support
- Colony Park Community Survey
- Block Walking
- Community Wide Mallouts
- Neighborhood Meet and Greets
- Capacity Building Activities
- Community Forums
- Cultural Programming

Public Outreach Materials

OUTREACH TIMELINE

2013

2014

- Community Workshop #1 - October 19, 2013
- Community Workshop #2 - December 9, 2013
- CAC Design Charette - January 13-15, 2014
- Community Workshop #3 - February 24, 2014
- CAC/TAG Scheme Review - March 18, 2014
- Community Workshop #4 - April 14, 2014
- CAC/TAG Preview Master Plan - May 19, 2014
- Master Plan Open House - June 23, 2014
- PUD/PLAT/Construction Documents Approval Process July-December 2014

CAC: Community Advisory Committee
TAG: Technical Advisory Group

Community Workshops

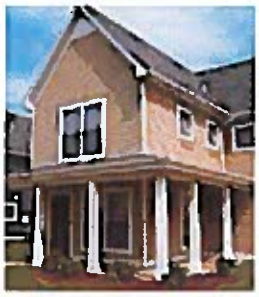
KEYPAD POLLING USED TO REVEAL COMMUNITY PREFERENCES

At both the December 2013 and February 2014 workshops, participants were invited to take part in a keypad polling exercise. Keypad Polling is a wireless polling technology in which participants punch in results on a keypad device. From these exercises, the CPSCI team was able to infer that participants prefer the following design strategies:

A FOUR STORY MAIN STREET

ENOUGH DENSITY TO SUPPORT WALK-TO RETAIL

A DIVERSITY OF HOUSING TYPES



ACCESSORY DWELLING UNITS

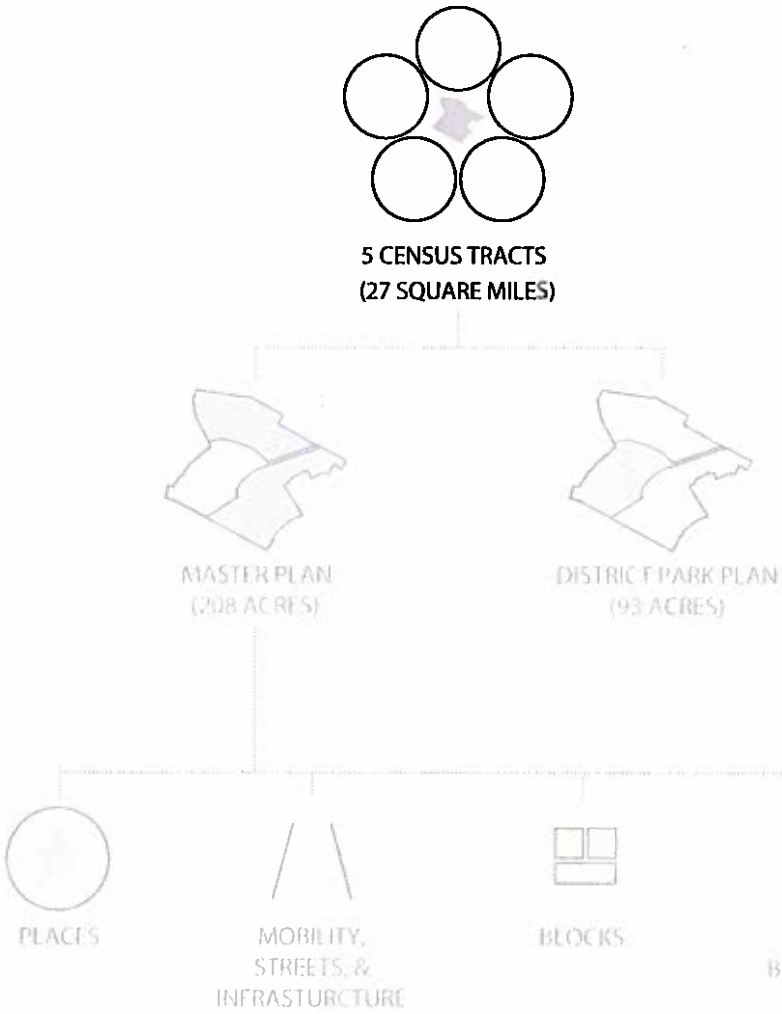
MODERATE STREET WIDTH

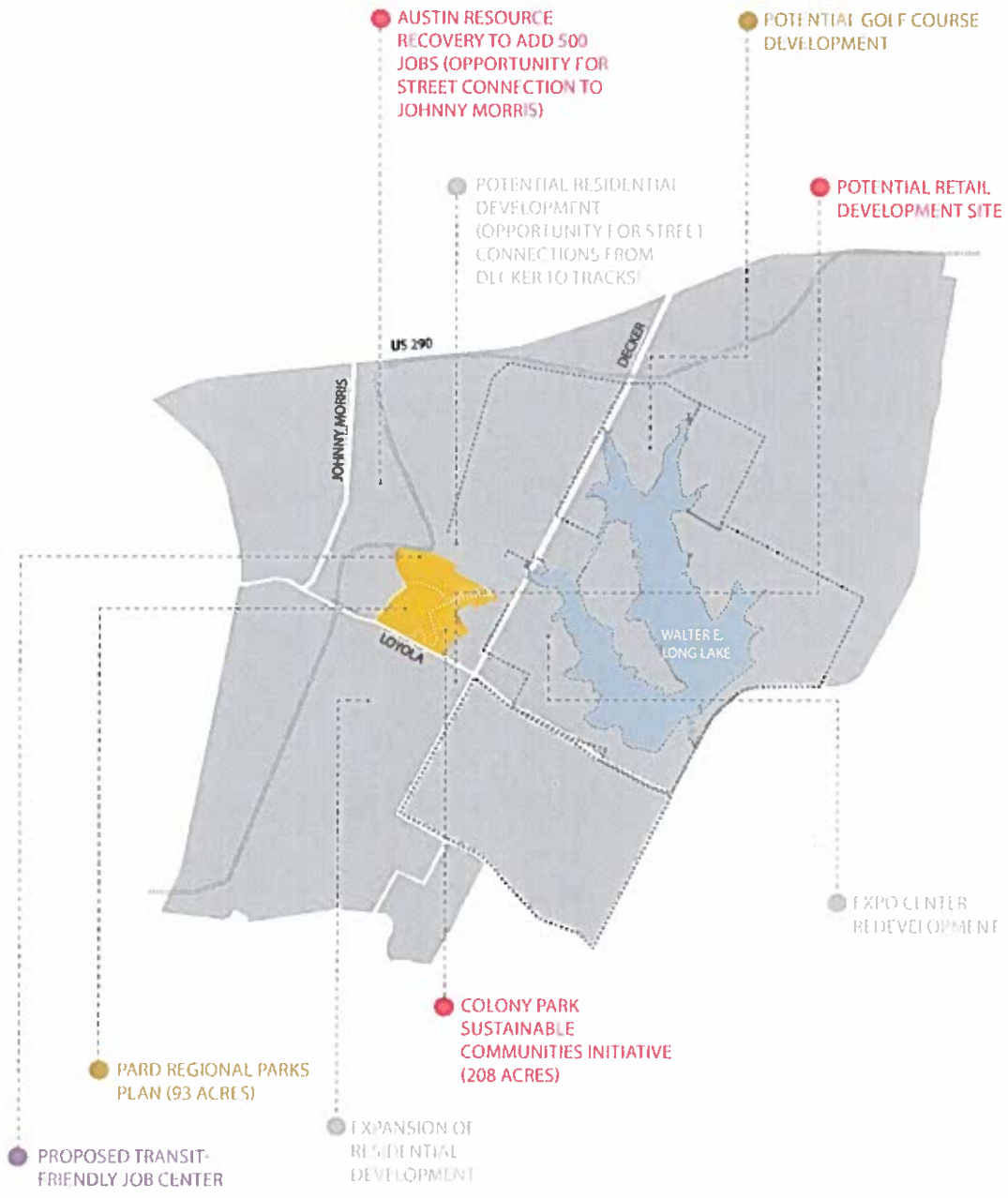
A TRANSIT-ORIENTED JOBS CENTER

HILLTOP PARKS

PARK FACILITIES

CHAPTER 2
POLICY FRAMEWORK FOR FIVE-CENSUS TRACTS





PROJECT COORDINATION

One of the fundamental benefits of planning is the opportunity to coordinate the location, timing and quality of projects. The interdepartmental nature of this project has brought the consultant team into contact with many City of Austin departments. The findings from those meetings regarding private sector and public sector projects that are underway or contemplated are captured on the map herein. Taken together these projects represent a significant ongoing investment in the Colony Park area.

THE FIVE-CENSUS TRACTS

A MASTER PLAN INFORMED BY CONTEXT

While the focus of much of this document is on the undeveloped land owned by the Austin Housing Finance Corporation, it is important to create a Master Plan for the entire Study Area—the five census tracts surrounded, and affected, by future development on the Project Site. Of the projects located within the five census tract area two projects are the principal focus of this study and comprise the remainder of Part One of this report. Chapter 3 describes a 208-acre Land Development Master Plan for land owned by the City of Austin Department of Neighborhood Housing and Chapter 4 describes a 93 acre Parks Master Plan for land owned by PARD. Part Two of this report is devoted to Design Guidelines governing the detailed planning and design of the proposed development.

SUSTAINABLE COMMUNITIES GRANT

Though the Colony Park Sustainable Communities Initiative focuses on the 208-acre project site, it is important to consider the broader context, as development within the site will have an impact on neighboring areas. The initial CPSCI grant application identified a larger five-census tract area bound by US Highway 183 to the west, US Highway 290 to the north, SH 130 to the east, and FM 969 to the south. The five census tracts establish a study area of 26.2 square miles.

INTERGOVERNMENTAL COORDINATION

Goal #2 of the HUD Sustainable Communities Grant is to enhance coordination between city departments. This goal extends to the coordination of projects that involve city departments. At the scale of the 5 census tracts there are a few key activities that can create value through enhanced coordination:

1. Promote high quality economic development within the 5 Census Tracts.
2. Coordinate projects to build a complete trail and thoroughfare network.
3. Coordinate economic activity to align land uses with mobility assets.
4. Identify the opportunities to enhance each project's "halo effect."
5. List policy changes that would promote the goals above.

POLICY CHANGES

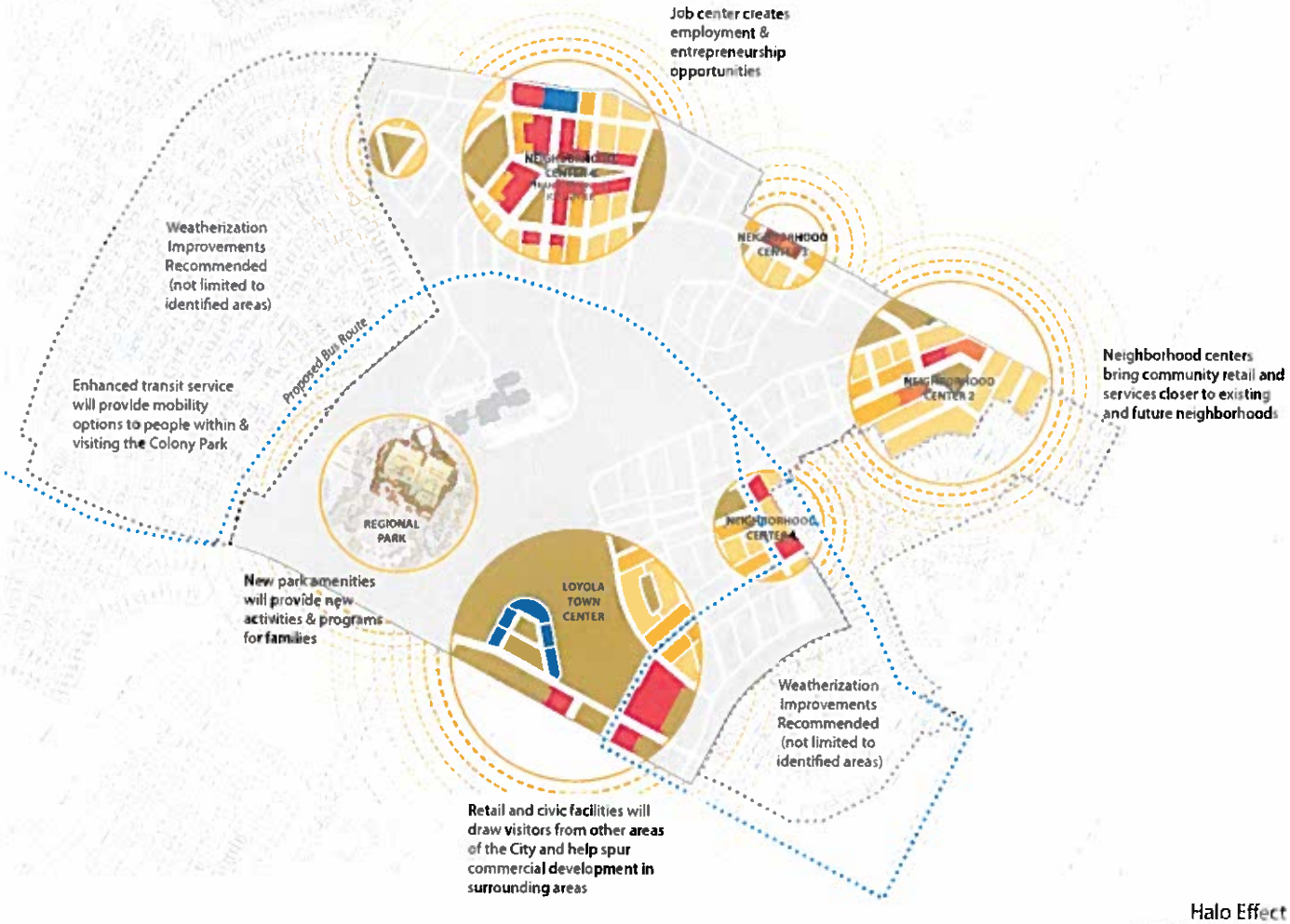
In light of opportunities and conflicts that have been highlighted during the planning process, the following policy changes are recommended:

1. Realign school district boundaries to overcome the current social fragmentation.
2. Strengthen the design leverage that can be exercised under Extra-Territorial Jurisdictional .
3. Undertake select annexation to ensure coordinated economic development.
4. Acquire land to provide enhanced street connections to create walkable and complete communities.
5. Initiate a referendum to allow a redistribution of dedicated parkland on the site.
6. Revise site development permit process to remove barriers to side-attached multi-family housing.

HALO EFFECT

This plan anticipates a "halo effect" where the benefits of future development cross the Project Site boundaries and benefit the surrounding community area. The Master Plan embodies the vision statement and is influenced by the HUD Livability Principles, Imagine Austin, LEED for Neighborhood Development and One Planet Living. Some specific examples of the intended "halo effect" are detailed in the Halo Effect diagram below.

The Master Plan of the 208 acres worked hard to enhance its "halo" effect to maximize the benefits to the adjacent community. This sort of diagram should be prepared for all COA-initiated or funded projects.

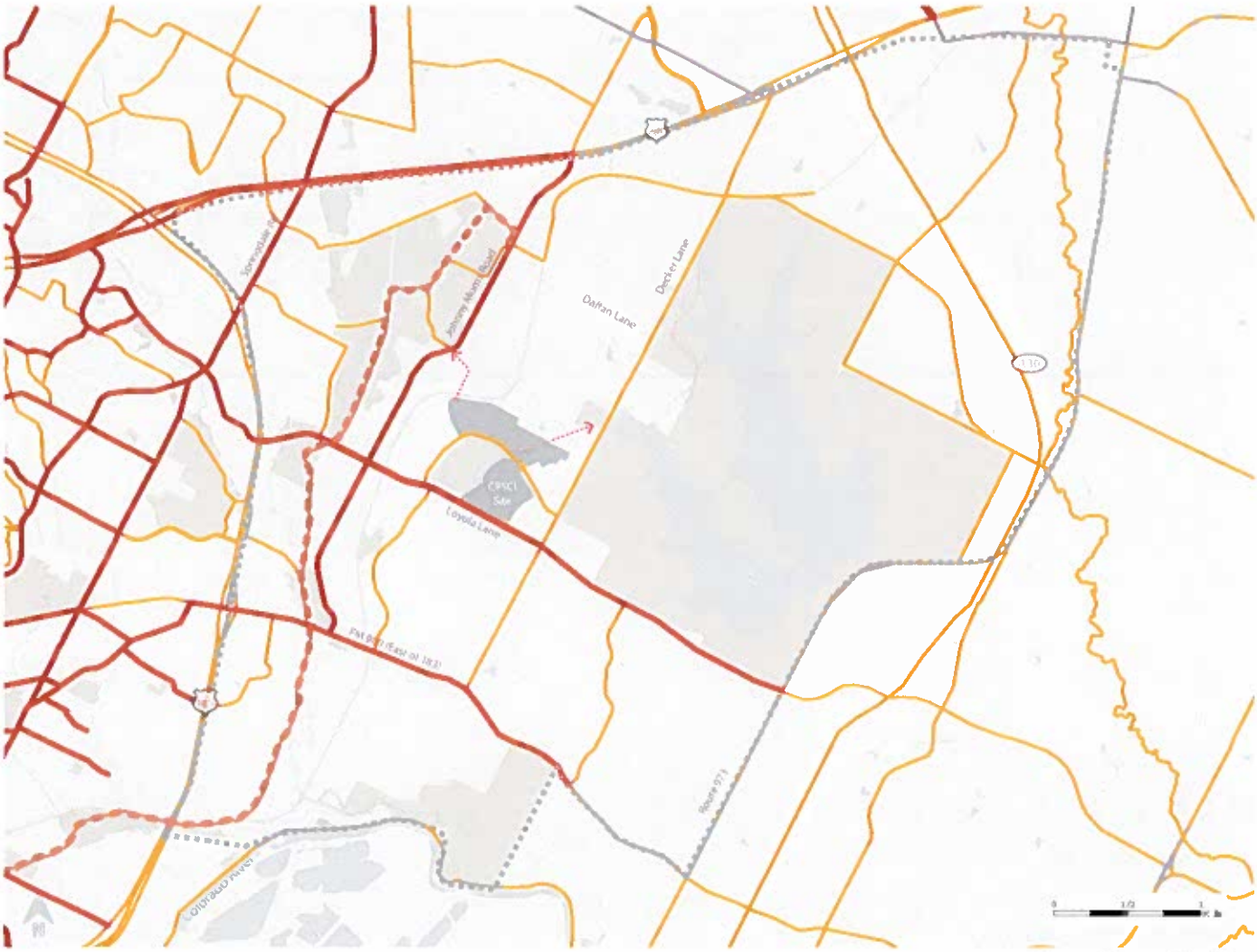


Halo Effect
Source: Forr Associates

CONNECTIVITY PLANS

BICYCLE CONNECTIVITY

Proposed trails on the Project Site provide a complete network within the site and to the surrounding area. This is particularly important to ensure pedestrian and bicycle access to and from educational and recreational uses, existing neighborhoods and future development.



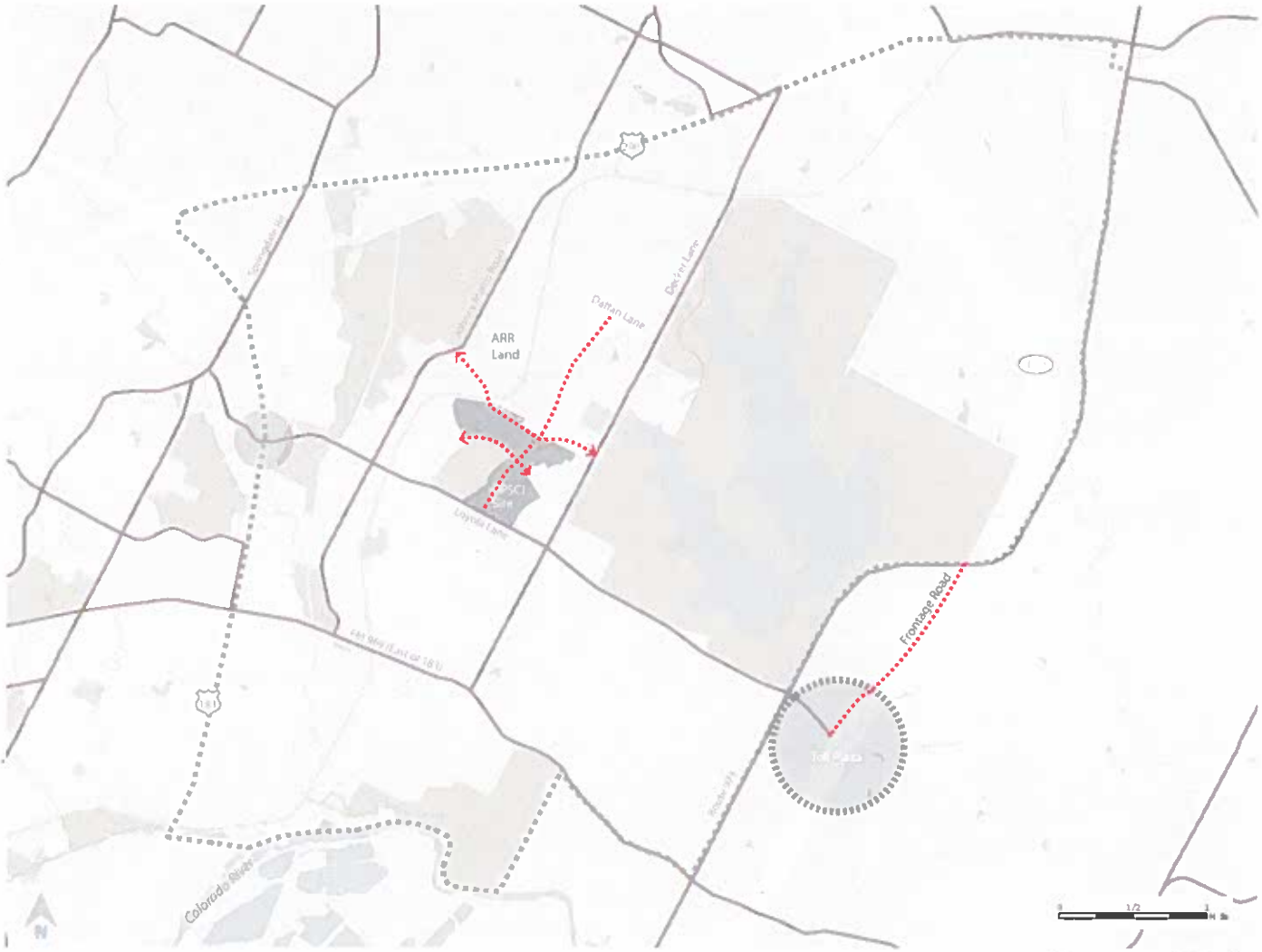
Bicycle Connectivity Plan
Source: TBG

KEY

- COA Proposed Bicycle Routes
- COA Existing Bicycle Routes
- South Walnut Creek Trail (existing)
- Proposed Regional Connection
- 5-Census Tract Boundary
- COA Parkland

STREET CONNECTIVITY

The greater Colony Park community is not well connected by streets or transit. Due to the absence of smaller connector streets the area is overly reliant on large arterial streets resulting in longer trips and more traffic. Through close coordination of several projects now planned or underway there appears to be the possibility of creating an east-west connection between Johnny Morris and Decker Lane. This east-west connection can also connect through the Master Plan down to Loyola Lane.



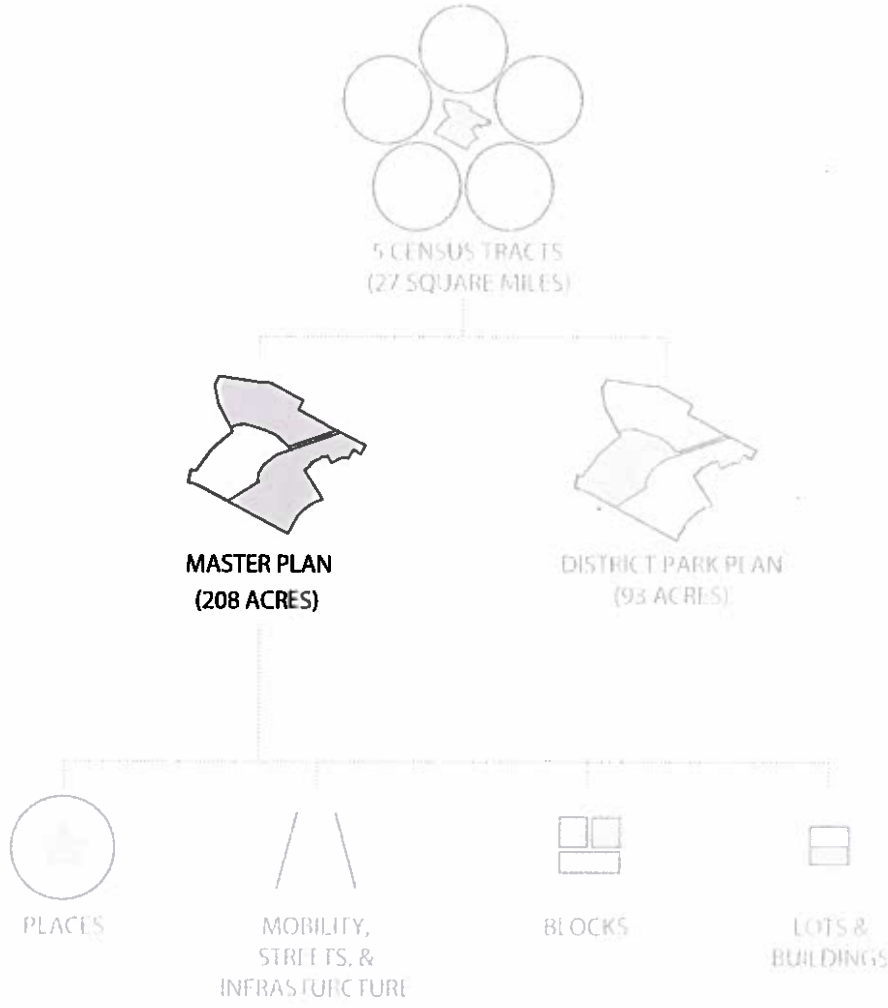
Street Connectivity Plan
Source: Fort Associates

KEY

- Consider Future Interchange
- Planned Grade Separation
- Proposed Street Connection
- 5-Census Tract Boundary
- COA Parkland

CHAPTER 3

LAND DEVELOPMENT MASTER PLAN (208 ACRES)



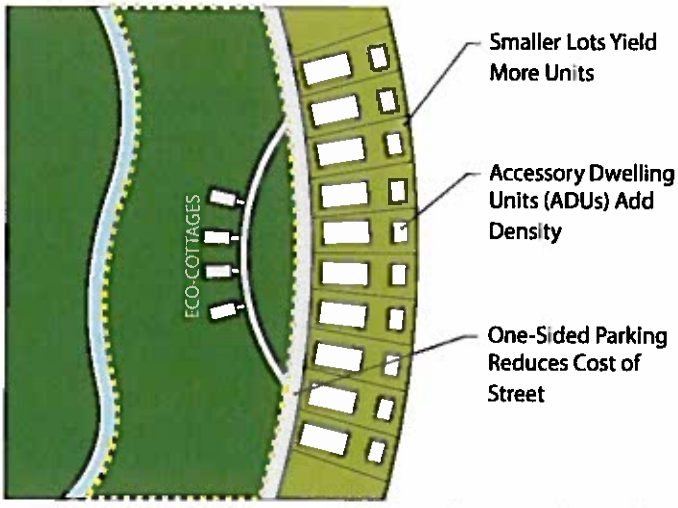
LAND DEVELOPMENT MASTER PLAN

The land development Master Plan answers a question that has been unanswered for nearly 40 years: what will be built on this parcel of land on Austin's Northeast side? The answer: a community-enhancing, globally-informed, model of sustainable and affordable neighborhood development.

A PREFERRED DEVELOPMENT SCENARIO

The illustrative Master Plan, together with the accompanying diagrams, set forth a preferred development scenario based on the highest and best use of this public land. The plan builds on Colony Park's assets: access to nature, close proximity to schools and a rich and long-established social fabric. The Master Plan's call for a walkable, mixed-use, place-based development addresses Colony Park's greatest needs in accessing jobs, transit, food and amenities and providing for children. By adopting a "sustainable urbanist" approach, the Master Plan is positioned to bring new development interest to this area.

While conventional sprawl development utilizes double-loaded streets, leaving the impression that use of space is maximized and efficient, the larger lots, lack of connectivity, and lack of attention paid to natural elements, say otherwise. In contrast, single-loaded streets, when positioned properly like in the Master Plan, can be a great asset, creating scenic vistas on one side and increasing property values of neighboring development. Tighter lot widths, coupled with higher density housing and the incorporation of diverse housing types also makes the Master Plan more economically viable.



A neighborhood in the Master Plan
Source: Farr Associates

SETTING THE TABLE FOR DEVELOPMENT

The CPSCI Master Plan also "sets the table" for a public-private partnership necessary to implement the plan. This plan has been thoroughly vetted by engaged and motivated community groups to a fine-grained level of specificity. By the end of 2014, this Master Plan report will have been fully reviewed by the City of Austin staff and approved for entitlements by the Austin City Council. Phase One principal streets will be engineered and construction ready. This same Master Plan report and supporting documents (existing conditions report and implementation recommendations) will serve as the primary exhibit for developer solicitation.

PROJECT BRANDING AND IDENTITY

A BRAND IS A PROMISE

In order to be successful, the development of the CPSCI Master Plan needs a strong brand. A brand is the promise that a product makes to its buyer or user. Examples of this are core parts of our culture. For example Apple is hip and intuitive. Toyotas are reliable and retain their value. What promise will the 208 acre Master Plan make and hold?

A FRESH START

The project does not start with a blank slate; its current "brand" promises a mix of some good and some bad. The full history of Colony Park/Lakeside as a quiet, close to nature, racially-diverse community that was a great place to grow up is an incredibly positive message. Unfortunately this is not the current public impression of the Study Area. A Google search of Colony Park reveals a record of conflict related to both Turner Roberts structural problems and the missteps of the HUD grant.

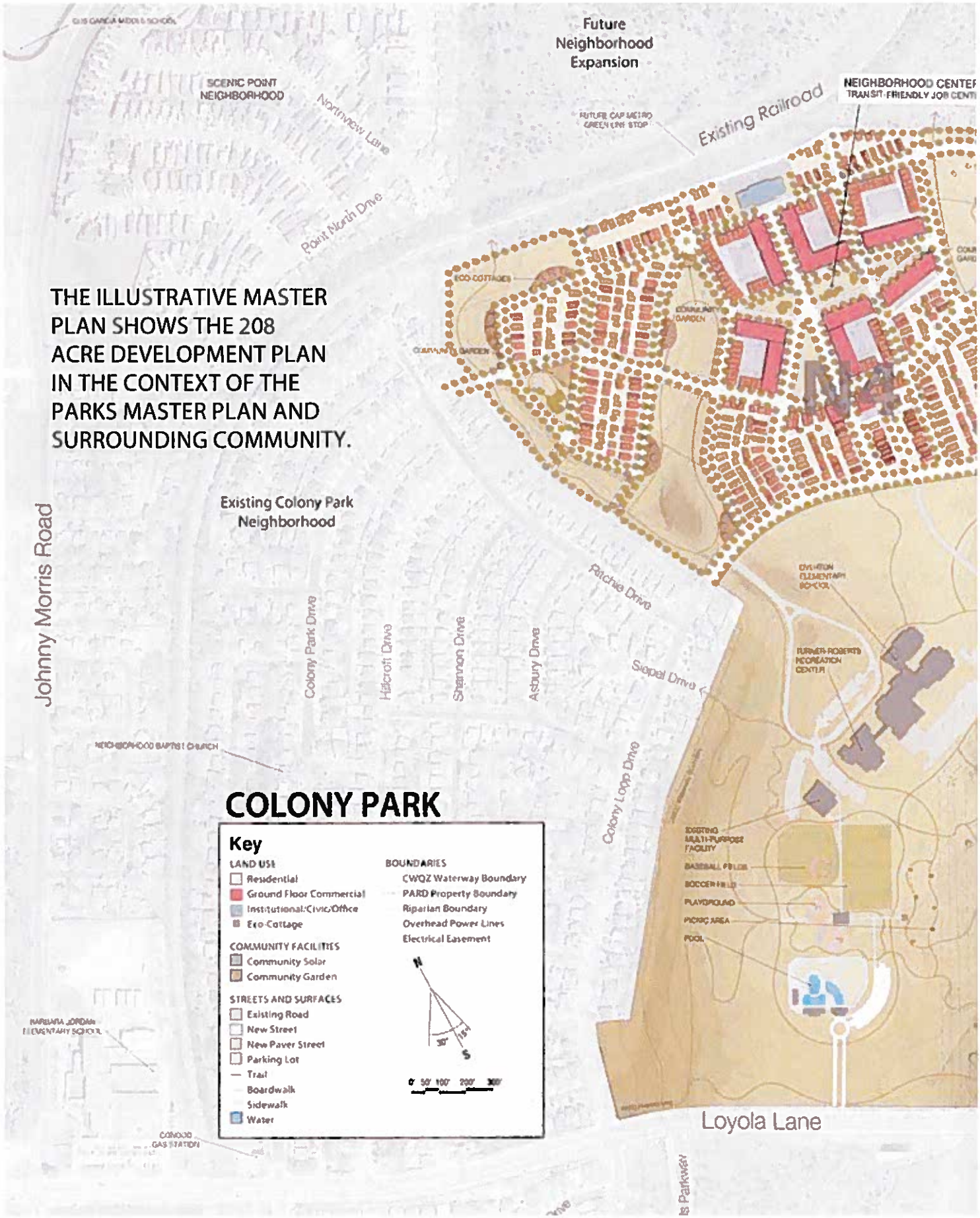
FIVE HILLS AS PROVISIONAL NAME

The Master Plan begins a brand framework is intended to be fully developed in the future by the master developer in concert with the community. This framework includes a provisional name of "Five Hills," of which that was one of the three schemes initially presented to and later preferred by the community. This Master Plan is a derivative of that plan and leverages five hilltops on the site. In addition, the branding should highlight the distinct and livable place types nested within the existing community (hilltop neighborhoods and mixed-use districts), the opportunity for local economic development (jobs campus and incubators), abundant open space and planned park facilities and a nationally distinct sustainability agenda.

ECO-CONCIERGE

The Master Plan envisions the inclusion of an "Eco-Concierge" service to provide information and programming to directly engage the new and current Colony Park residents in healthy and sustainable lifestyles and choices. The Eco-Concierge would schedule public education and innovation opportunities, showcase multi-use displays of innovative, high performance building materials and systems, initiate community workshops, and make neighbor-friendly programs promoting health and healthy lifestyle-building activities. The Eco-Concierge office could be integrated with planned leasing and sales offices as well as through Neighborhood Centers, the Innovation District (discussed in Chapter 5), Overton Elementary, and a Colony Park Welcome Center.


"FINGERS OF NATURE" DEFINE NEIGHBORHOOD EDGES
PARD MASTER PLAN (CHAPTER 4) PROPOSES REGIONAL PARK AND FACILITIES
DISTINCT NEIGHBORHOODS WITH MIXED-USE HILLTOP CENTERS
COLONY LOOP DRIVE
LOYOLA LANE
N
MASTER PLAN ANTICIPATES FUTURE CONNECTION WITH PARD LAND
CONSERVATION OF ECOLOGICAL COMMUNITIES, AGRICULTURAL LAND, AND WATER BODIES
FUTURE ENHANCED CONNECTIVITY TO ADJACENT NEIGHBORHOODS AND THE GREATER CITY OF AUSTIN

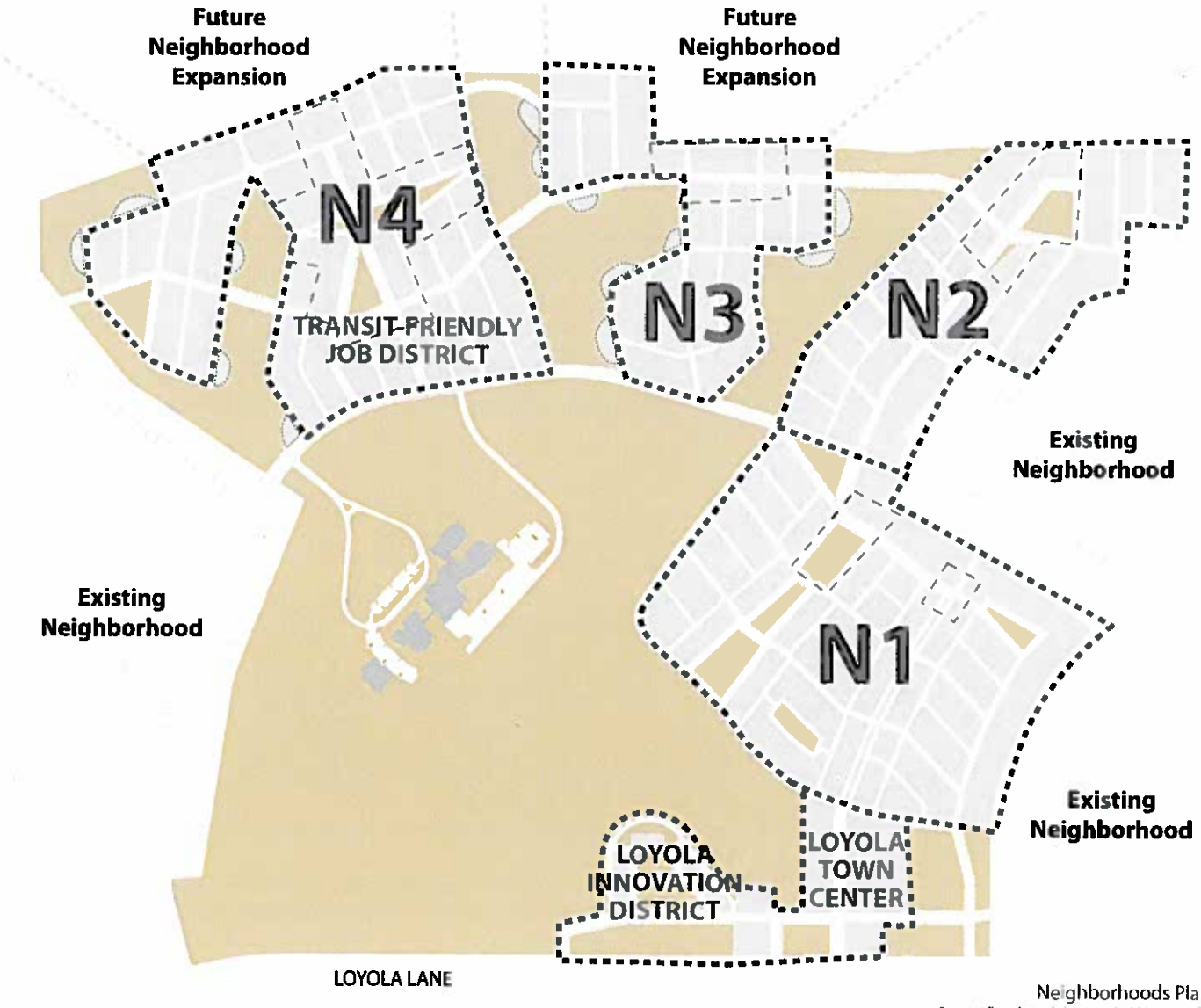

Future
Neighborhood
Expansion
SCENIC POINT
NEIGHBORHOOD
Northview Lane
Point North Drive
Existing Railroad
NEIGHBORHOOD CENTER
TRANSIT-FRIENDLY JOB CENTE
FUTURE CAPMETRO
GREEN LINE STOP
ECO-COTTAGES
COMMUNITY
GARDEN
COMMUNITY GARDEN
THE ILLUSTRATIVE MASTER PLAN SHOWS THE 208 ACRE DEVELOPMENT PLAN IN THE CONTEXT OF THE PARKS MASTER PLAN AND SURROUNDING COMMUNITY.
Existing Colony Park
Neighborhood
Johnny Morris Road
Colony Park Drive
Hillcroft Drive
Shannon Drive
Asbury Drive
Ritchie Drive
Siegel Drive
Colony Loop Drive
OVERTON
ELEMENTARY
SCHOOL
TURNER-ROBERTS
RECREATION
CENTER
NEIGHBORHOOD BAPTIST CHURCH
EXISTING
MULTI-PURPOSE
FACILITY
BASEBALL FIELDS
SOCCER FIELD
PLAYGROUND
PICNIC AREA
POOL
BARBARA JORDAN
ELEMENTARY SCHOOL
CONOCO
GAS STATION
Loyola Lane
Parkway
COLONY PARK
Key
LAND USE
Residential
Ground Floor Commercial
Institutional/Civic/Office
Eco-Cottage
COMMUNITY FACILITIES
Community Solar
Community Garden
STREETS AND SURFACES
Existing Road
New Street
New Paver Street
Parking Lot
Trail
Boardwalk
Sidewalk
Water
BOUNDARIES
CWQZ Waterway Boundary
PARD Property Boundary
Riparian Boundary
Overhead Power Lines
Electrical Easement
N
30°
15°
S
0' 50' 100' 200' 300'


Future
Neighborhood
Expansion
Power Line Easement
NEIGHBORHOOD CENTER 3
NEIGHBORHOOD CENTER 2
NEIGHBORHOOD CENTER 1
N3
N2
N1
COMMUNITY GARDEN
ECO-COTTAGES
Mayview Drive
Valleyfield Drive
Existing
Lakeside
Neighborhood
View Ridge Drive
E. Meadow Bend Drive
Mayfield Drive
HUNTINGTON MEADOWS
NEIGHBORHOOD
Decker Lane
Colony Loop Drive
Existing
Neighborhood
Wentworth Drive
Carcreek Circle
Riverstone Drive
FIRE STATION
LOYOLA INNOVATION
DISTRICT
LOYOLA TOWN
CENTER
CONOCO
GAS STATION

NEIGHBORHOODS PLAN

Neighborhoods are the building blocks of human settlements. The neighborhoods proposed below are sized to be able to walk across in ten minutes, are interconnected via a street grid, have defined centers with diverse land uses and provide sites for civic or community buildings. The amenities, connectivity, and open space have been designed to serve not only new residents but also adjacent residents.

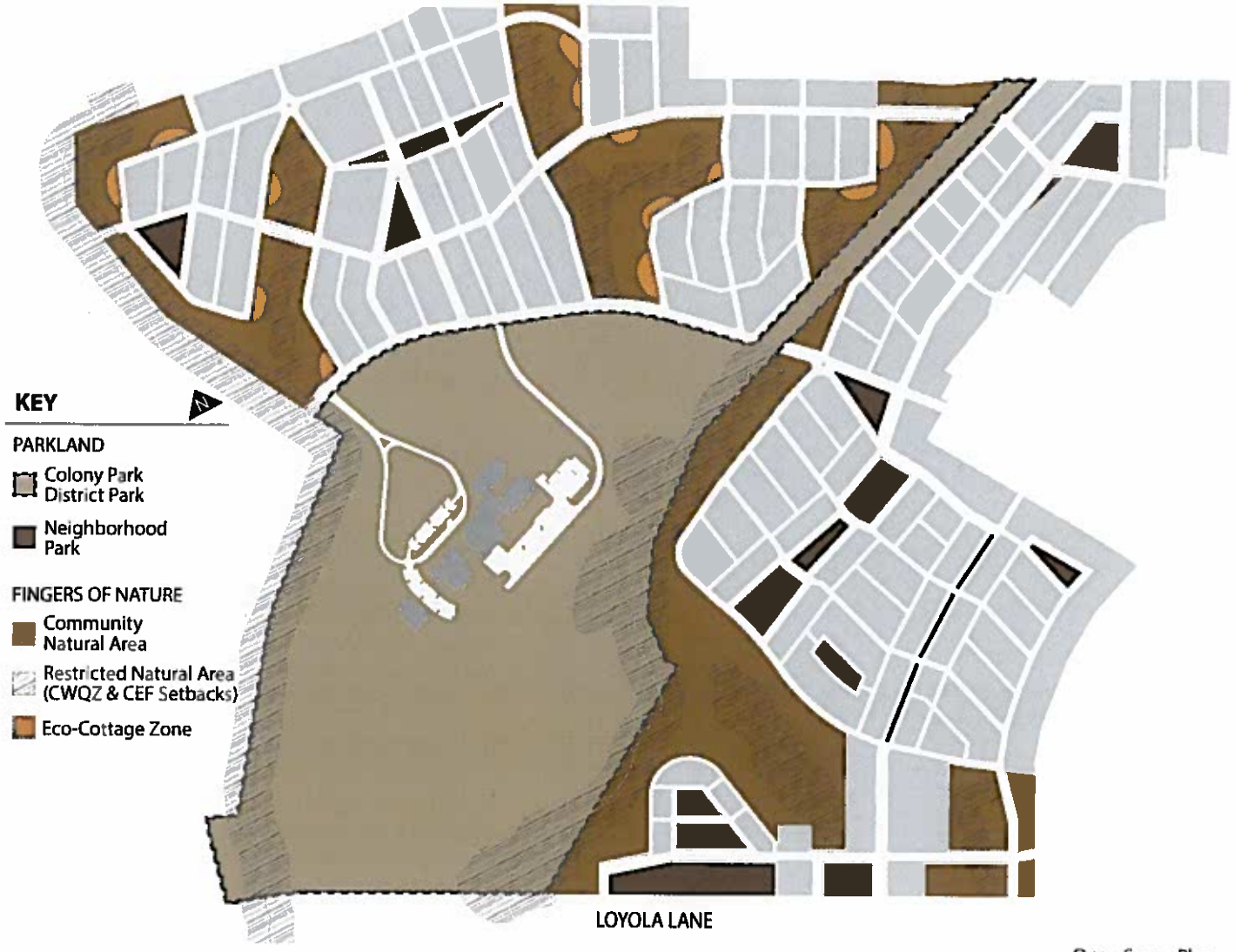
The plan below illustrates the four neighborhoods that make up the Master Plan. Neighborhoods 1 and 2 are planned to extend and "complete" the existing Lakeside community. Neighborhood 3 establishes a neighborhood that can be complete in the land development to the north. Neighborhood 4 serves to complete the existing Colony Park neighborhood and could eventually be expanded across the rail line and towards Johnny Morris Boulevard.



Neighborhoods Plan
Source: Farr Associates, created May 1, 2014

OPEN SPACE PLAN

Open space within the Master Plan is divided into several different categories. Parkland within the Master Plan is comprised of two categories: Colony Park District Park and Neighborhood Parks. The Colony Park District Park currently contains the Overton Elementary School, the Turner-Roberts Recreation Center and a multi-purpose facility. The remaing open space consists of the Fingers of Nature. The Fingers of Nature are one of the primary design organizers of the Plan. A conscious effort has been made to preserve natural areas between neighborhoods and these zones to manage stormwater, provide habitat connectivity, and preserve recreational open space for the community. The Fingers of Nature include wetland and riparian buffers (designated as Critical Environmental Features (CEF) setbacks) and Critical Water Quality Zones (CWQZ) (both of which fall under restricted natural areas in the map below) as well as community natural areas that include Eco-Cottage Zones (discussed in Chapter 5 and 8). The Open Space section in Chapter 5 offers a more detailed description of each of the categories, included programming and uses.



Open Space Plan
Source: Farr Associates, created May 1, 2014

LAND USE SCENARIOS

On this two page spread are two land use plans illustrating the highest and best use of land with and without rail transit. The two land use plans both propose four neighborhoods, a town center, an innovation district and are overwhelming simllar. Residential uses are predominant across the site and vary in density and type with higher density housing permitted in some zones and required in others. Neighborhood centers require some commercial uses and permit a lot more.

(HIGH DENSITY SCENARIO)

This scenario features higher density commercial centers in Neighborhoods 1, 2, 3 and 4.

KEY

- Eco-Cottage Zone
- Neighborhood Residential/ Neighborhood Residential - Front Served
  - Single Family Detached
- Attached Residential
  - Single Family Attached
  - Multifamily Side Attached
  - Live/Work
- Neighborhood Center
  - Stacked Multifamily
  - Multifamily Side Attached
  - Live/Work
  - Mixed-Use
- Mixed-Use
  - Mixed-Use
  - Ground Floor Retail
- Institutional/Civic

Open Space

- Colony Park District Park
- Community Natural Area
- Neighborhood Park
- Restricted Natural Area (CWQZ & CEF Setbacks)

Land Use Plan - High Density

Source: Farr Associates, created May 1, 2014

(LOW DENSITY SCENARIO)

This scenario features lower density commercial centers in Neighborhoods 1, 2, 3 and 4.

KEY

- Eco-Cottage Zone
- Neighborhood Residential/ Neighborhood Residential - Front Served
  - Single Family Detached
- Attached Residential
  - Single Family Attached
  - Multifamily Side Attached
  - Live/Work
- Neighborhood Center
  - Stacked Multifamily
  - Multifamily Side Attached
  - Live/Work
  - Mixed-Use
- Mixed-Use
  - Mixed-Use
  - Ground Floor Retail
- Institutional/Civic

Open Space

- Colony Park District Park
- Community Natural Area
- Neighborhood Park
- Restricted Natural Area (CWQZ & CEF Setbacks)

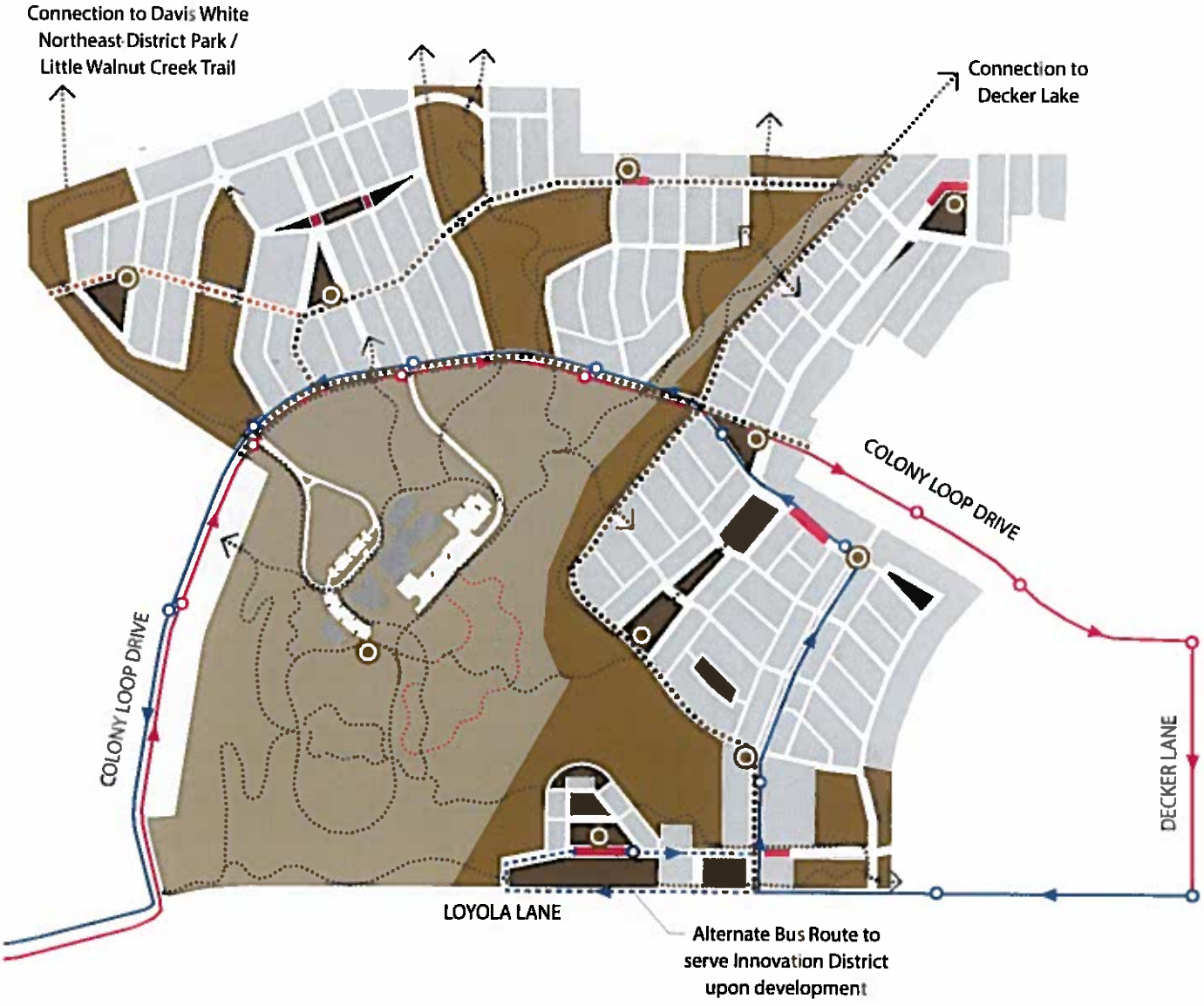
Land Use Plan - Low Density

Source: Farr Associates, created May 1, 2014

MOBILITY PLAN

Currently Colony Park is highly automobile dependent imposing a heavy burden on local family's (or household's) disposable income. While the need to use cars will not immediately disappear, car ownership and usage can be reduced resulting in thousands of dollars of annual savings per family. To enable reduced car dependence for both new and existing residents, the Master Plan was conceived with "good bones" that provide ideal places to locate share bikes, share cars and transit. The plan below locates mobility assets in neighborhood centers, strengthening the vitality and benefits of a strong neighborhood center.

Amendments to the plan should be made as development of the Innovation District and the TOD occurs. Mobility options should align bus routes with changes in density and needs.



KEY

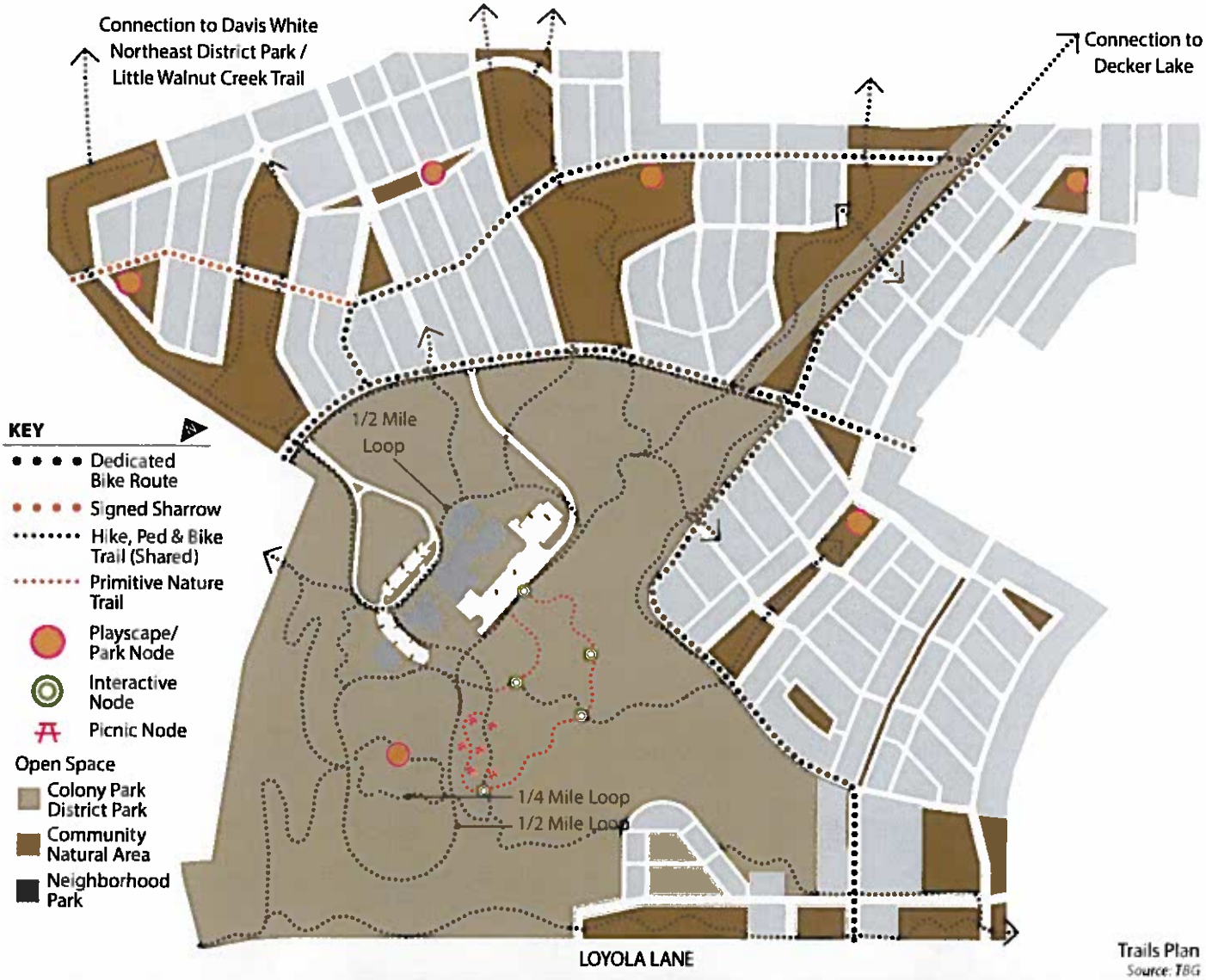
- Westbound Bus Line / Stop
- Alternate Westbound Bus Line / Stop
- Eastbound Bus Line / Stop
- Bikeshare Depot Location
- Carshare Parking (On Street)
- Dedicated Bike Route
- Signed Sharrow
- Hike, Ped & Bike Trail (Shared)
- Primitive Nature Trail

Open Space

- Colony Park District Park
- Community Natural Area
- Neighborhood Park

TRAILS AND BIKEWAYS

Proposed trails on the Master Plan provide a complete network within the site and link to the surrounding area. This is particularly important to ensure pedestrian and bicycle access to and from school and parks and to connect them to existing neighborhoods as well as future development. These pathways will be developed as a hierarchy of trails ranging from hike-and-bike trails to pervious paving walks and primitive trails. The widths of these pathways will be determined by use patterns and volume of traffic. For example, shared-use paths used by children en route to their neighborhood school and other transit functions would be larger, perhaps 10 to 12 feet in width; trails with less traffic volume would be smaller, closer to 6 feet in width; and primitive trails would be smaller still, closer to 3 to 4 feet in width.



Trails Plan
Source: TBG

Primitive Nature Trail
Source: TBG

Shared Use Trail
Source: TBG

Playscape
Source: TBG

HIGH STREETS AND SHADE STREETS

HIGH STREETS (NEIGHBORHOOD CONNECTORS)

High streets refer to neighborhood streets designed to carry transit and/or support commerce. The ideal high street alignment is to provide reasonably direct connections between neighborhood centers. In a hot climate such as Austin, high streets need to serve an additional purpose – that of a shaded street allowing pedestrians to walk between neighborhood centers.

PRIORITY FOR RECLAIMED WATER DURING DROUGHT

All streets on the Project Site are designed to have shade trees irrigated with reclaimed water (for more information in regards to reclaimed water, refer to Utilities and Sustainable Infrastructure in Chapter 6). The plan prepares for conditions where reclaimed water may be either scarce or expensive. Under this scenario the network of high streets are highest priority — first in line to receive water during drought.

KEY

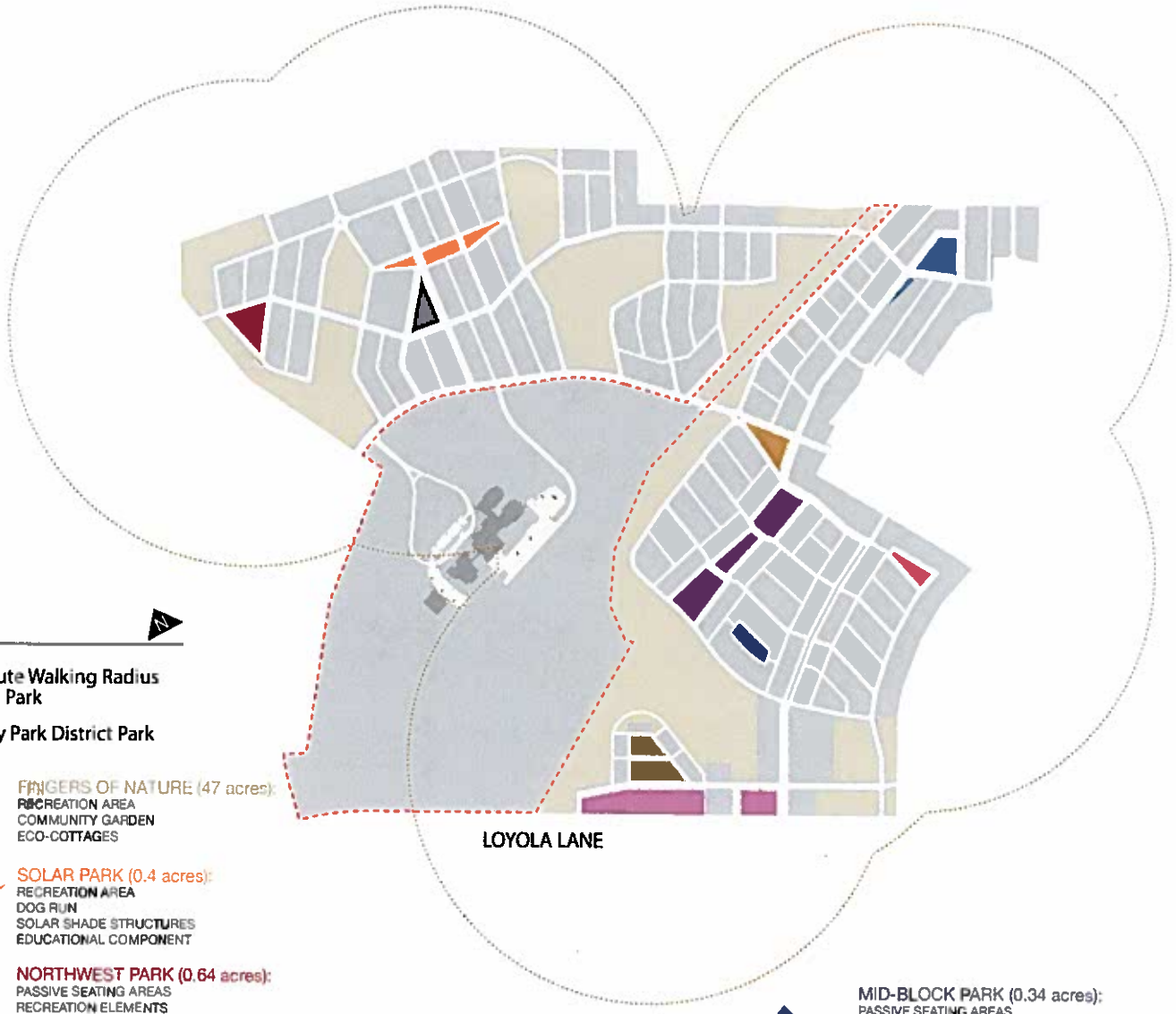
- High Streets (Priority Streets for Irrigation in Case of Drought)

Open Space

- Colony Park District Park
- Community Natural Area
- Neighborhood Park

NEIGHBORHOOD PARKS PLAN

The neighborhood parks plan depicts ten new parks within the Project Site. Proposed programming for these parks is detailed below. The Master Plan was designed to provide ready access to nature for all new residents and as much of the surrounding community as possible. A maximum five-minute walk to a park for 100% of residents has become the standard best practice for healthy community design. This short walking distance to parks maximizes independence for younger children and stabilizes and enhances property values. The map below illustrates the 5-minute walk distance to parks. By locating new parks at the periphery of the site the plan extends a halo of benefits to adjacent neighborhoods.



KEY

5-minute Walking Radius from a Park

Colony Park District Park

FINGERS OF NATURE (47 acres):
RECREATION AREA
COMMUNITY GARDEN
ECO-COTTAGES

SOLAR PARK (0.4 acres):
RECREATION AREA
DOG RUN
SOLAR SHADE STRUCTURES
EDUCATIONAL COMPONENT

NORTHWEST PARK (0.64 acres):
PASSIVE SEATING AREAS
RECREATION ELEMENTS
WALKING PATHS
COMMUNITY GARDENS
PLAYGROUND
CONNECTION TO HIKE/BIKE TRAILS

PLAZA PARK (0.46 acres):
FUNCTION LAWN
PERFORMANCE AREA
SHADE STRUCTURES FOR PICNICS
SHADE TREES
ACTIVATED PLAZAS
FOUNTAIN

HILLTOP PARK (0.73 acres):
PAVILION
WALKING PATHS
PLAYGROUND
BASKETBALL COURTS

GATEWAY PARK (0.5 acres):
SITE I.D./WAYFINDING
SHADED WALKWAYS
DOG RUN

PAVILION PARK (2.08 acres):
FUNCTION LAWN
STORMWATER EDUCATION
COMMUNITY PAVILION
SHADE TREES
PLAYGROUND
STORMWATER FEATURE
CONNECT TO HIKE/BIKE TRAIL

CORNER PARK (0.28 acres):
PASSIVE SEATING AREAS
SHADE TREES
WALKING PATHS
COMMUNITY GARDEN
DOG RUN

MID-BLOCK PARK (0.34 acres):
PASSIVE SEATING AREAS
SHADE TREES
WALKING PATHS
COMMUNITY GARDEN
DOG RUN

CAMPUS PARK (0.89 acres):
PASSIVE SEATING AREAS
RECREATION ELEMENTS
WALKING PATHS
COMMUNITY GARDENS
PLAYGROUND
CONNECTION TO HIKE/BIKE TRAILS
COMMUNITY SOLAR

ENTRY PARK (2.2 acres):
SITE I.D./WAYFINDING
PASSIVE SEATING AREAS
CONNECTION TO HIKE/BIKE TRAILS
SOLAR ARRAY

POTENTIAL ART AND PUBLIC SPACES

The accompanying map identifies opportunities for public art—an important component to establish an identity for the neighborhood and provide points for community pride and gathering. The map identifies locations highly conducive to public art. However, the final location, type and amount of public art should be a community-driven process. This process should also include groups such as Arts in Public Places to help with funding, locations, and style of art.

KEY

Public Art Opportunity Site

Painted Guitar
Source: Covington Travel

"Mustangs in Las Colinas"
Source: Sarah Booker

Mural
Source: Farr Associates

NEIGHBORHOOD MAIL DELIVERY

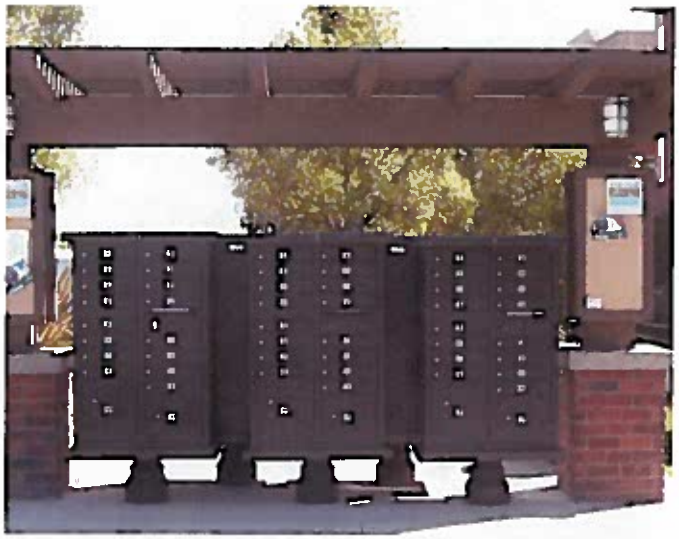
The assigning of addresses to individual properties is performed by the City of Austin 911 Addressing Office at the time of platting of properties. The developer shall request separate addresses or sub-addresses for any lots that may contain potential accessory dwelling units at the time of platting or in the future. Addresses for eco-cottages should also be obtained through the Addressing Office when they are to be constructed (for more information regarding eco-cottages, please refer to Building Types in Chapter 8).

USPS REQUIREMENTS

Central delivery will be required for all locations. United States Postal Service (USPS) approved Cluster Box Units (CBUs) or wall-mounted STD-4C boxes (for interior use) will be installed by the developer at locations where a block or section of blocks can conveniently access the centralized mail location. Within any central delivery location, additional boxes will be provided for any potential accessory dwelling units on lots that have a primary box located in that group. The likely typical number of boxes at a given cluster could range from 80-120, or 5 to 8 of the 16-compartment CBUs.

Central delivery locations should be within an easily walkable distance from all properties receiving mail at that location. Additionally, they should be placed in locations that encourage additional community interaction and uses, such as at parks and open spaces and in the vicinity of mixed use or neighborhood commercial areas. The figure below demonstrates potential central delivery locations upon full project build-out. Actual locations will vary based on the sequence of development of individual blocks and groups of blocks.

All central delivery shall be designed to meet all local, state and federal accessibility guidelines and rules. Exterior locations shall include architectural features and landscaping that tie into the surrounding land uses and make the mailbox locations part of the destination. Exterior central delivery locations shall include shelter structures. Trash and recycling receptacles should be installed at all central delivery locations.



Example Shelter Structures at CBUs
Source: Retrieved from Urban Design Group photo library

Central Delivery Locations
Source: Urban Design Group

Installed Height	Installed Width	Installed Depth	Pedestal Height	Weight (lbs)	Standard Tenant Compartment Dimensions	Mailbox Compartments	Parcel Lockers
62"	30-1/2"	18"	28-1/2"	144	3-1/4"H X 12"W X 15"D	8	2
62"	30-1/2"	18"	28-1/2"	144	3-1/4"H X 12"W X 15"D	12	1
62"	30-1/2"	18"	14-1/2"	175	3-1/4"H X 12"W X 15"D	16	2

Typical CBU Sizes (8, 12 & 16 box units with varying parcel lockers)
Source: Urban Design Group

WATERSHED PROTECTION

WATERWAY BUFFERS

The major drainage pattern of the site consists of three main waterways traversing north to south, with localized patterns flowing east or west into each of the three main channels. An existing stock pond in the south central portion of the site collects runoff from land to the northeast, east and southeast. An additional previous stock pond exists just north of Colony Loop Drive at the eastern central edge of the site. Adjacent to the site in the COA PARD owned land are multiple stormwater ponds related to the Overton Elementary School site. One of these existing water quality ponds is located online in a branch of the central waterway.

The western and central channels have Critical Water Quality Zone (CWQZ) buffers required by current City of Austin Codes. CWQZ setbacks for these waterways are 100' each side of the center of the channel. Additional headwaters and wetlands have been designated to have Critical Environmental Feature (CEF) setbacks, ranging from 50' to 100', typically. These various buffer zones are further protected by extensive Community Natural Area open spaces that encompass them. More discussion of this space is found in the Open Space section of this document.

DISTRIBUTED STORMWATER MANAGEMENT MEASURES

The master plan prescribes a distributed approach to stormwater management measures. This manifests itself in smaller, localized practices beginning at the individual lot level, continuing thru "green" approaches within the street rights of way, continuing to larger area-wide approaches in the open space areas, and ultimately on to the existing drainage ways. Each step along the way provides incremental benefits to storm water quality and quantity.

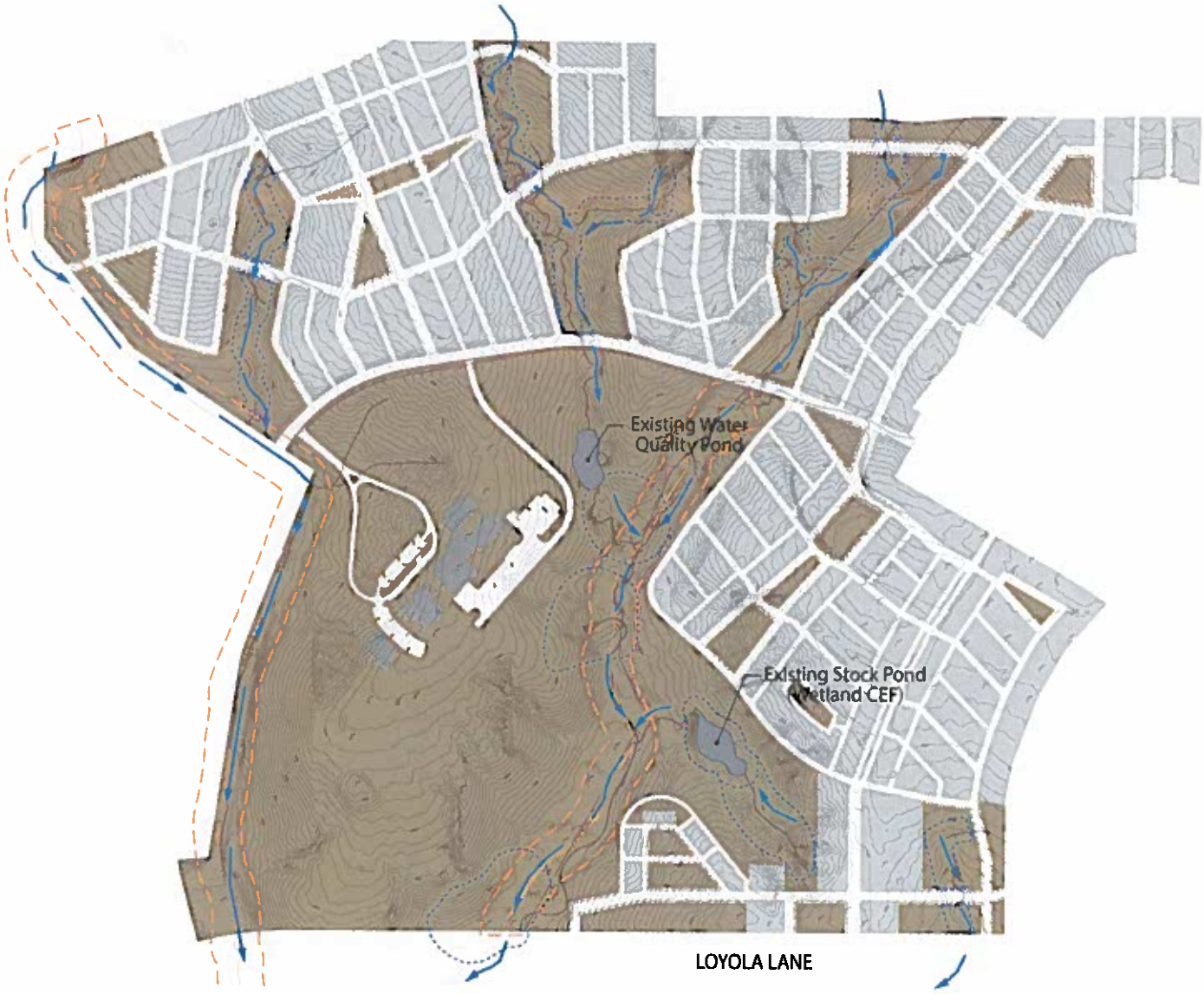
Distributed stormwater management measures will include:

- Lot Level
  - Rainwater harvesting (rain barrels).
  - Disconnected roof runoff (downspouts draining away from impervious surfaces).
  - Soil amendment for revegetated areas.
  - Pervious concrete for pedestrian sidewalks.
- Block Level
  - Rain gardens on "stormwater treatment streets"
  - Bioswale stormwater conveyance on "stormwater conveyance streets"
  - Soil amendment for revegetated areas.
  - Pervious pavement for alleyways and driveways.
- Area-wide Level
  - Biofiltration ponds with stacked detention volume
  - Detention ponds
  - Soil amendment for revegetated areas.
  - Community-wide Integrated Pest Management Plan.

Reference the Design Guidelines Chapters 5, 6, 7 and 8 for additional discussion of stormwater management measures.

QUANTIFICATION OF STORMWATER MANAGEMENT MEASURES

Water quality and quantity-control benefits from proposed stormwater management facilities must be quantified as this plan is implemented. Calculations should differentiate the contributions of the various distributed treatment approaches.



KEY

Waterways

Existing Preserved Wetlands

RESTRICTED NATURAL AREA:

Critical Water Quality Zone (CWQZ) - 100' Setback

Critical Environmental Feature (CEF) Setbacks
- (Riparian & Wetland Buffers) - Varies 50'-100' (Typical)

Waterway Buffers
Source: Urban Design Group

PROMOTING NATURAL HABITATS

HABITAT CONNECTIVITY

The map below indicates important natural habitat corridors and locations of desired wildlife crossing structures to ensure that new development does not impede habitat connectivity. These locations generally coincide with natural dry drainageways. Typically, drainage structures at these locations would be sized only large enough to pass design stormwater flows under the roadway crossing. Openings for wildlife crossing structures will be larger than what would be required for stormwater alone.

Habitat Connectivity
Source: Farr Associates

TREE CANOPY HABITAT CORRIDOR

Natural habitats are most effective at supporting wildlife when they form a continuous network. The project site is endowed with many natural corridors that will work well as habitats for terrestrial animals but they do not interconnect. Fortunately a continuous tree canopy is a strategy to allow birds to connect between habitat corridors. The Master Plan uses this strategy to enhance habitat.

DESIGN OF WILDLIFE PASSAGE

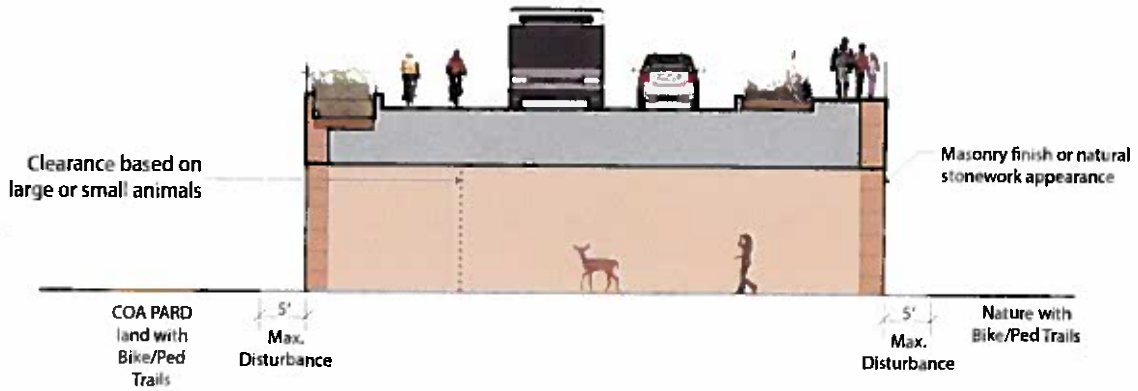
In designing the structures, consideration should be given for maintaining a channel for the waterway at lower to moderate storm flows while still providing passageway for wildlife at the same time. This typically can be accomplished by having a ledge on one or both sides within the crossing that is higher in elevation that the adjacent waterway.

"Openness" of the crossing structure, defined as the cross sectional area divided by the length, is often used as a metric to help ensure certain species of animals are willing to use the crossing. Typical minimum openness ratios found in literature applicable to larger mammals range from 0.75 to 0.90, in conjunction with typical minimum open heights of 6 feet to 8 feet. These are minimums and should be exceeded where possible.

Preferable metrics for wildlife crossings at the locations shown are a minimum height of 10 feet and a minimum openness ratio (cross sectioned area/length) of 1.5. Smaller wildlife structures may have minimum heights of 5-6 feet and minimum openness ratios in the 0.75 to 0.90 range. These are typical where shown on the western portion of the site where habitat for large mammals does not extend northward from the property boundary and is already constrained by the existing culvert crossings on Colony Loop Drive.

Crossing structures should be straight to both maximize natural light within the crossing and to allow wildlife to see through the structure and distinguish that there is habitat beyond it. Smaller animals may be hesitant to utilize larger structures where they may not feel safe from predators in the large open space. For this reason, the crossings should also incorporate a pathway of coverage along the side or both sides of the structure. This typically could include combinations of brush, logs, rocks, pipe

Wildlife Crossing Structure - Front Section
Source: Farr Associates



Wildlife Crossing Structure - Cross Section
Source: Farr Associates

segments, and other suitable coverage and should be extended outside the crossing to allow for a perceived safe passage into and out of the structure. Likewise, the structures should be designed with a natural bottom to further encourage usage by wildlife. Vegetative habitat, fences, ledges and other similar techniques should be incorporated to channelizing wildlife to the structures as a preferred pathway than crossing above the roadway at nearby locations. Examples of desirable finishes are shown below.

WILDLIFE CROSSING STRUCTURE AESTHETICS

The use of natural materials and landscaping shall be used to achieve a result that complements the natural landscape. In general, no plain concrete riprap or plain concrete walls shall be used. Stone finishes shall be a natural palette.

WILDLIFE CROSSING STRUCTURE CONSTRUCTION

Wildlife crossing structures may be constructed in place, prefabricated, or a combination thereof. Construction and placement of the structures shall minimize to the greatest extent possible disturbance of the natural area being crossed. Large construction equipment should not be allowed to cross the natural area except over the completed crossing. Cranes or other equipment used to construct the crossings should be located outside the crossing area. Construction fencing should be erected to prohibit construction traffic outside of the minimum area needed to construct the crossing and adjacent roadway.

Examples of Wildlife Crossing Structures
Source: Retrieved from Urban Design Group photo library

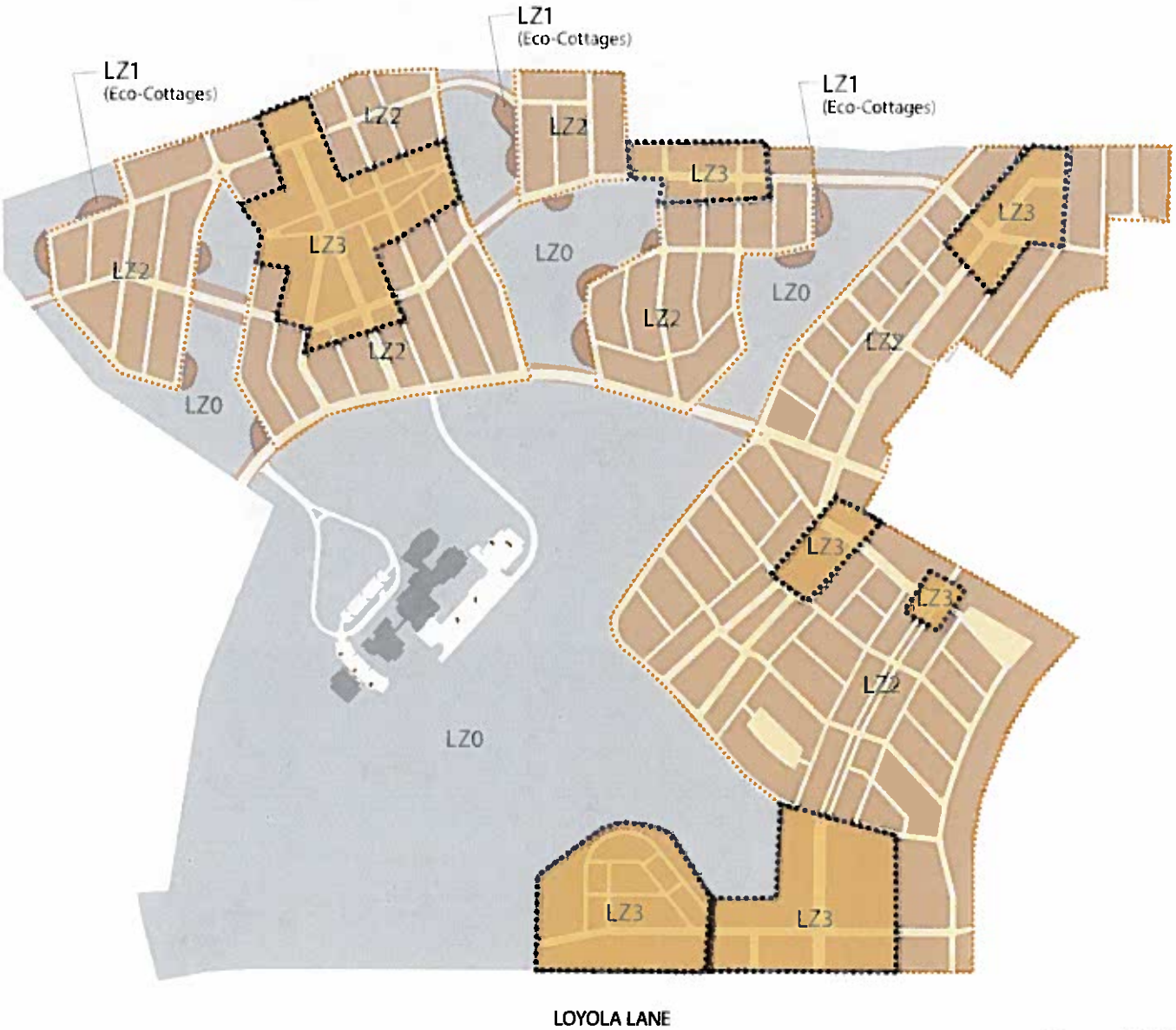
Wildlife Crossing Structure Rendering
Source: Farr Associates

PUBLIC LIGHTING: BALANCING SAFETY AND ACCESS

Human bodies adapted to the brightness of the sun and the darkness of the night over tens of thousands of years. Since the invention of artificial lighting humans have lit the outdoors without regard for how much light shines and in what direction. This lighting improved safety and supported commerce but the unintended and unneeded extra lighting has harmed both humans and animals. There is also emerging evidence that humans actually need sustained darkness to stay healthy and avoid chronic disease.

USING A DARK SKY TRANSECT TO LIMIT BRIGHTNESS

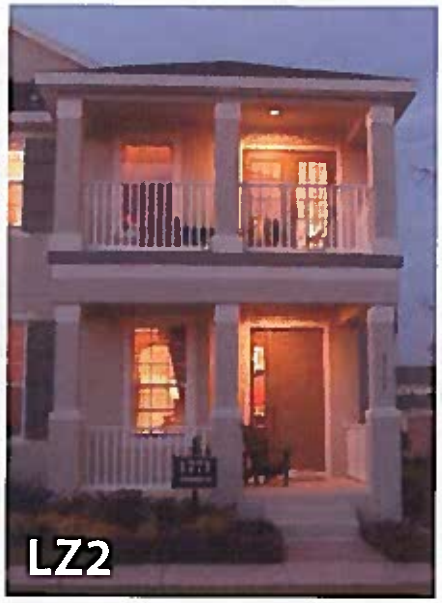
These design guidelines propose ways to control public lighting for the benefit of both humans and nature. A Dark Sky Transect is proposed to ensure lighting that is safe without causing light pollution. The Dark Sky Transect considers land use, activities, and street types to achieve an appropriate level of lighting. For example, areas in the LZ1 zone (Eco-Cottages) will only be lit by lights along the boardwalks and spillover light from inside the Eco-Cottages should be limited.

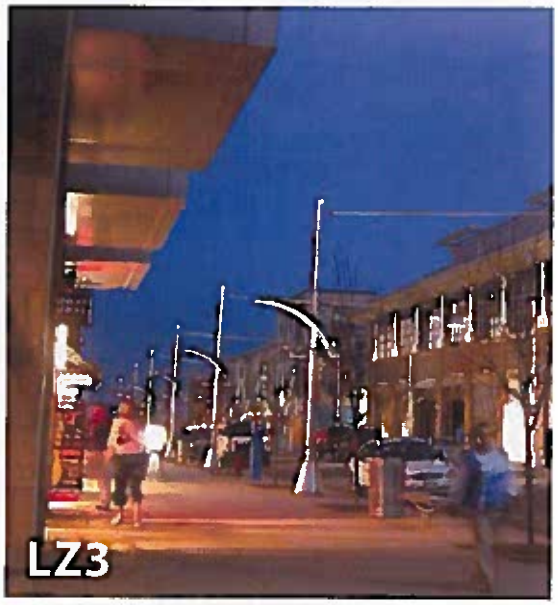


Dark Sky Transect
Source: Farr Associates

	LZ0	LZ1	LZ2	LZ3
Transect Zone	Wilderness	Reserve	Neighborhood	Neighborhood Center
Max. Allowed Initial Lamp Lumens/SF	1.25-1.6	2.5-3.2	3.3-4.2	7.6-9.7
Base Allowance (lumens)	0	17,000	24,000	44,000
Lighting Design Criteria	No ambient light	Very low ambient light	Low ambient light	Medium ambient light
Dynamic Lighting Scenario	Automatic Nightly Dimming Activated by Motion Sensors	Dimmable Fixtures and Controls	Dimmable Fixtures and Controls	Dimmable Fixtures and Controls
Prohibited	Undimmable Fixtures or Controls	Undimmable Fixtures or Controls	Undimmable Fixtures or Controls	Undimmable Fixtures or Controls

Determining Lighting Zone
Source: Model Lighting Ordinance, Illuminating Engineering Society of North America (IESNA) and International Dark Skies Association (IDSA)





Examples of Dark Sky Outdoor Lighting
Sources: Nels Peterson, www.houzz.com
University of Florida, http://www.wec.ufl.edu/extension/gc/harmony/darksky.htm
Lakewood, Colorado, http://www.lakewood.org

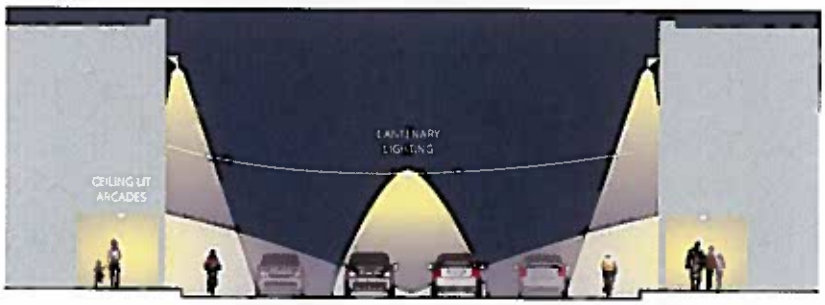
MAXIMIZING PUBLIC SAFETY AND HEALTH THROUGH INNOVATIVE LIGHTING

Public lighting was introduced to cities on a widespread basis in the late 19th Century and early 20th century. As lighting technology improved through the 20th century requirements and expectations for public lighting steadily increased, resulting in real and perceived increases in public safety and decreases in crime. Despite these gains many communities are overlit.

Humans are adapted to the circadian rhythms of sunny days and dark nights. Recent public health studies have begun to establish the important role that nighttime darkness plays in maintaining our health. For example the human body produces a naturally occurring anti-cancer agent, the hormone melatonin, only at night. To reflect this health risk in 2007 the World Health Organization designated third shift work as a "probable" carcinogen.

In order to provide the safety benefits of public lighting without its potential harmful health impacts, the plan proposes the use of dimmable public lighting. This street lighting technology automatically dims overnight allowing people to sleep in relative dark but has motion detectors that immediately brighten drawing attention to movement and intruders. The light also assists individuals who are moving through the neighborhood to get to their next destination.

BUILDING FACADES / ARCADE LIGHTING IN NEIGHBORHOOD CENTERS



PORCH LIGHTING IN GENERAL NEIGHBORHOODS

Based on the 2013 Austin Energy Design Criteria Manual, streetlights or outdoor lights that will be a part of the design and construction of a commercial or residential development must be coordinated through AE Design. The standard streetlights are cobra-head style, pole-mounted fixtures with LED lamps and wireless controls.

AE will develop a complete lighting installation plan for new subdivisions with installation pursuant to design. The Developer shall be responsible for the installation of the conduit, pull string, pull boxes, and AE standard streetlight foundations. AE will install the standard poles and fixtures. If the developer prefers streetlight poles other than what is normally installed, the developer and AE will collaborate on the type of pole. The developer is responsible for the difference in cost.

STREET FACILITY LIGHTING AT MAJOR INTERSECTIONS

Lighting Sections
Source: Farr Associates

AFFORDABILITY, INCOME-RESTRICTED HOUSING & WORKFORCE HOUSING

AFFORDABILITY

A primary goal of the City of Austin's Neighborhood Housing and Community Development Department in undertaking the Colony Park project was to assure a high level of residential affordabillty within the project, a goal shared by the surrounding community. At the time of publication of this document detailed affordability targets are still under review and will be included in a companion document devoted to implementation. Nonetheless an initial discussion of affordability is essential to framing that deliberation.

WORKFORCE HOUSING (FIRST BUYER AFFORDABILITY)

The phrase housing affordabllity refers to a wide varlety of situations and strategies for offering housing at below what a "free market" would charge. The simplest instance of affordable housing is that of for-sale housing that sells at prices below the median price for the Austin region. The first phases of housing built at Colony Park are all but certain to be priced below the Austin median. There are two reasons for this: 1. The market study recommended that the project include smaller homes, including a large percentage of duplex and townhome, to position the project as a good value in the Austin market and 2. The master developer has an interest in building sales momentum and may defer profits on the first phases to lower the sales price to make them "move".

THE GENERAL APPRECIATION OF HOUSING COSTS

However as the project proves successful the developer will have an incentive to gradually raise sales prices to earn or increase profits. Regular market forces will constrain the amount of increase but given the steep appreciation of Austin housing prices this could raise the cost of the average home sold at Colony Park to be at or above the Austin median and less affordable.

THE DESIGN PREMIUM

On top of the general housing cost increases likely to occur in the Austin housing market, well-planned neighborhood developments in Austin (Mueller) and across the country tend to be priced at the higher end of the market. By combining a well-designed sustainable neighborhood development with the possibility of Agave-style architecture the CPSCI Master Plan is well positioned to experience a further price premium.

BALANCING FAMILY WEALTH WITH AFFORDABILITY (SECOND BUYER AFFORDABILITY)

For the average American family the majority of the wealth they accumulate in life is tied up in the value of their home. The increase in the value of the average American family's home has created a great deal of wealth nationally. The flip side of this benefit is that the next family to buy the house has to pay that higher and much less affordable price. Consequently it has proven hard to strike a proper balance between wealth accumulation and affordability.

AFFORDABLE VERSUS INCOME-RESTRICTED (WORKFORCE) HOUSING

Income-restricted housing uses subsidies or contractual constraints to limit the cost to rent or purchase housing. City of Austin policy requires a minimum percentage of income restricted housing at Colony Park. For comparison the Mueller Development set a target of 25% of dwellings to be income-restricted. Income restrictions can be accomplished in multiple ways such as low income housing tax credits (LIHTC) for rental units and land trusts for for-sale units. The income-restricted target for Colony Park will likely combine multiple tools and targets.

H+T AFFORDABILITY INDEX: EXPANDING THE DEFINITION OF AFFORDABILITY

Housing has conventionally been considered affordable if it costs less than 30% of a household's budget. Recognizing the Interaction between housing, cost and location, the Center for Neighborhood Technology has developed the H+T Affordability Index to account for the two largest household expenditures: housing and transportation and proposes that these two categories together should not exceed 45% of a family's income.

H+T Affordability is both a policy target and a web based mapping tool. The H + T Index website can map housing expenditures as above or below the 30% threshold against combined expenditure on housing and transportation as above or below a 45% threshold. The following maps demonstrate the impact that transportation costs can have on affordabllity as residents pay more for transportation costs.

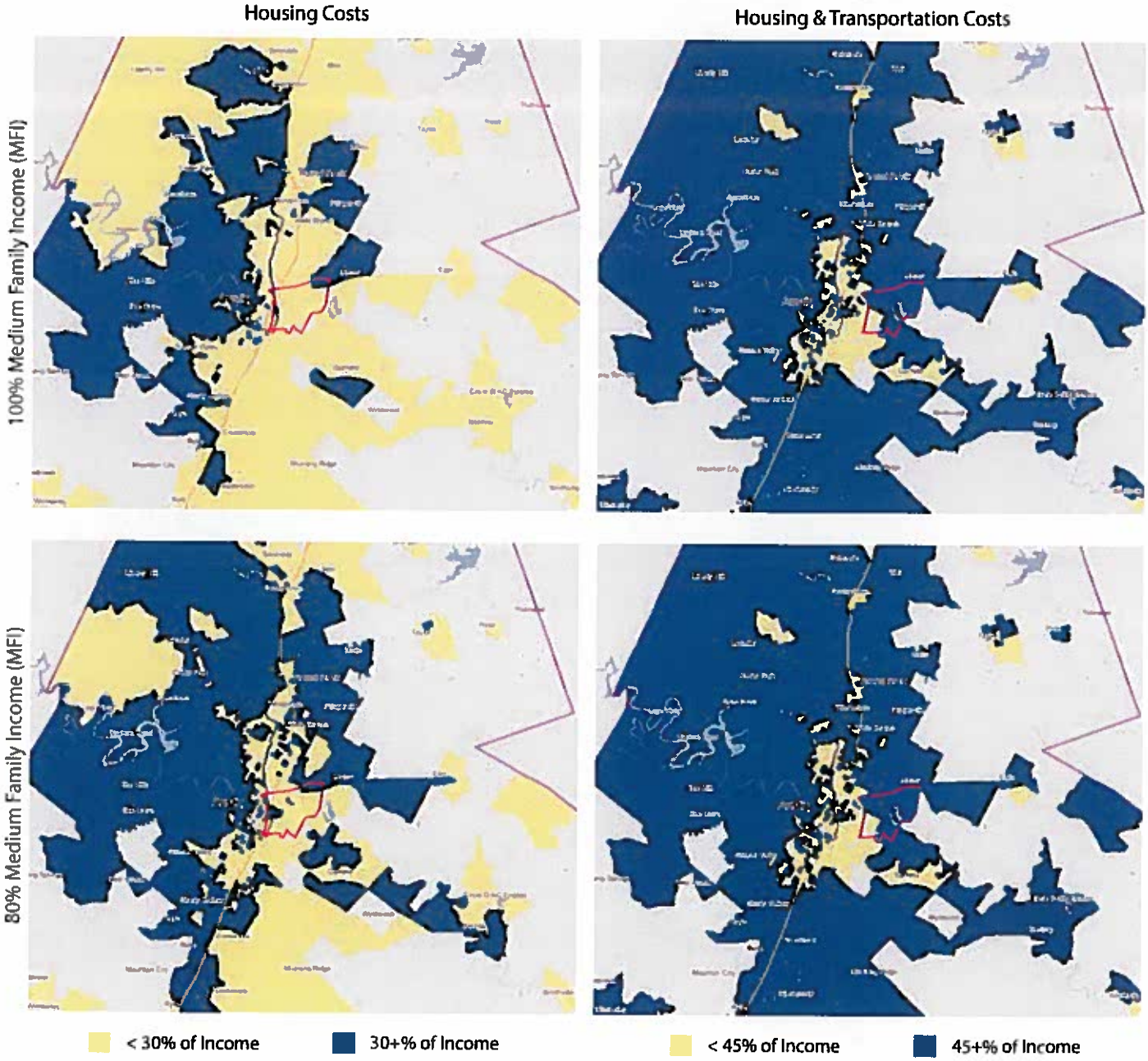
IS COLONY PARK AFFORDABLE?

Colony Park has an average housing cost at 20.8% of Median Family Income (MFI) and a combined housing and transportation cost at 46.7% of MFI. The conclusion to be drawn is that the cost of housing for a Median family earning $57,109 is very affordable at Colony Park but living at Colony Park and getting around is no longer affordable. The affordability gap for households earning 80% of MFI or $45,687 is more acute. Housing costs at 26% of AFI is still affordable until we add in Transportation costs which yields an H+T of 58.4% of income.

COLONY PARK IS ISOLATED AND HARD TO ACCESS

Colony Park is located far from job centers and has relatively

weak transit service. Only 90 square kilometers or 35 square miles are reachable by scheduled transit within a 30-minute trip. This is less than a 4 mile radius and none of Austin's major job centers are within this radius, contributing to the low 1.2% of workers in Colony Park riding transit to work, compared to the citywide average of 6.3% and the best Austin score of 39.5%, respectively. Land use and mobility alternatives to improve this are proposed throughout this document.



HOW TO READ THESE MAPS

On the maps, yellow signifies "affordable," and blue areas are "unaffordable." The left side is based on housing costs alone. The right side changes the definition, by adding transportation costs to the Index. The yellow area "shrinks up" and therefore less of the region is actually affordable for the target population. The second set of maps provides the same view for households earning 80% of Median Family Income. There are fewer places that meet the affordability criterion using the standard index, on the left, than for median income households, and when T-costs are included, affordability virtually disappears.

THE AESTHETICS OF INCOME-RESTRICTED HOUSING

One of the major stigmas associated with income-restricted housing are regarding aesthetics and the visual distinction between income-restricted housing versus market-rate housing. While historical examples of public housing and the likes have contributed to this stigma, much of the problems stem not only from physical design, but a lack of maintenance and management upon occupancy of residents.

Housing can be a source of pride and security for residents and should be given significant amounts of thoughtfulness no matter the users. The income-restricted and workforce housing at Colony Park should not be distinguishable from other housing types. Rather, the design should be beautiful, and there should be a clear plan for upkeep and maintenance. The Colony Park Design Guidelines are as applicable to income-restricted housing as they are for other housing types and should be complied with by all development entities. Further guidance on the design of homes is provided in Part II (Design Guidelines) and Part III (Implemenatation Plan) discusses financing, housing mix, and maintenance of affordable housing.

PROJECT HIGHLIGHT

TASSAFARONGA VILLAGE

David Baker Architects
Oakland, California

Tasssafaronga Village is a 7.5 acre development commisioned by the Oakland Housing Authority. The development is made up of townhouses, apartments, parks and open spaces. There is also a central plaza called Village square. 22 of the apartments were built by Habitat for Humanity. The project was one of the first in the country to earn Gold LEED-ND certification and all buildings are LEED-Platinum certified.

PROJECT HIGHLIGHT

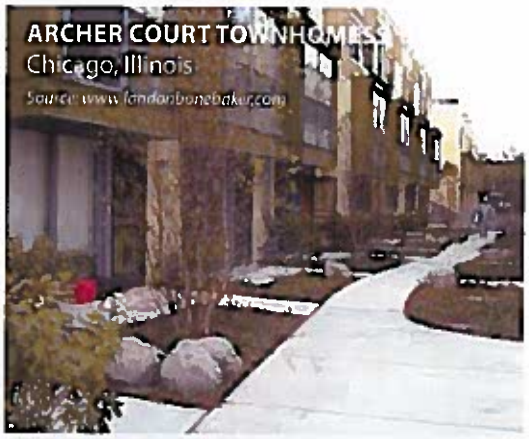
PAISANO GREEN COMMUNITY

Workshop8
El Paso, Texas

Commissionned by the Housing Authority of El Paso, this project is a low-income, public, senior-housing project and is the first NetZero, fossil fuel free, LEED Platinum senior housing project in the United States. The 4.2 acre site has 73 units. There is a community building, three story flats, a two story building and an internal garden and courtyards between buildings. All units are visitable and ADA compliant.

SUSTAINABLE PRACTICES IN AFFORDABLE HOUSING

The best examples of social housing in the country and beyond exhibit cutting-edge sustainable strategies, coupled with effective social programming. High-performing buildings provide long-term affordability by lowering operational costs and can enhance the health of occupants. Utilizing social mechanisms such as sweat equity, on-site job training, community services, and spaces for gathering, help form a sense of community, and even offer possiblities for bringing famillies out of extreme proverty. Affordable housing at Colony Park should utilize these strategies to ensure affordability, and a positive quality of life for all residents.

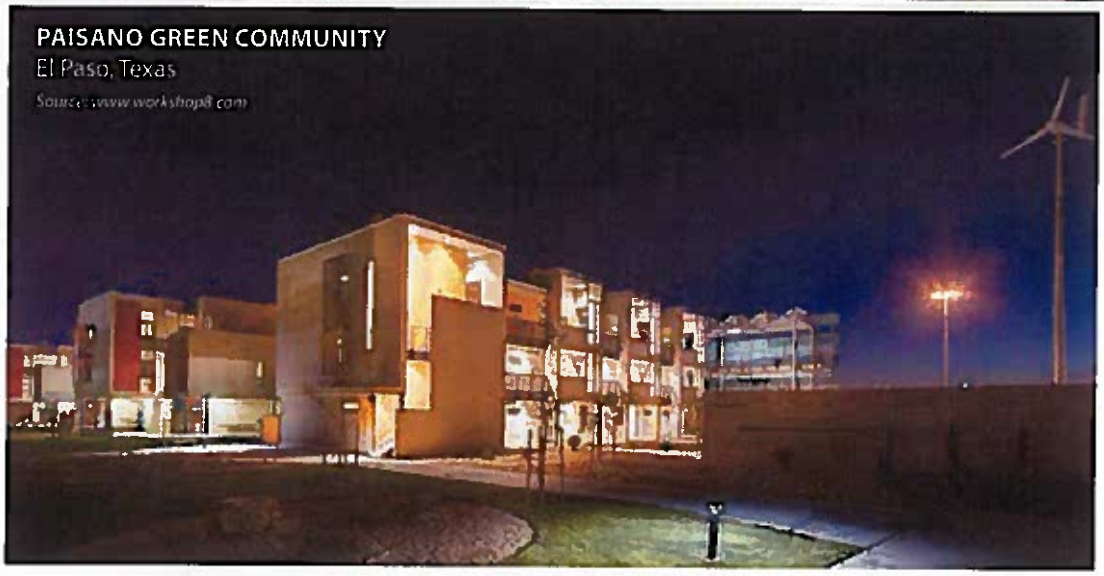

ARCHER COURT TOWNHOMES
Chicago, Illinois
Source: www.londonbonebaker.com


SEVEN DIRECTIONS
Oakland, California
Source: www.pyatok.com


WILDFLOWER TERRACE AT MUELLER
Austin, Texas
Source: www.dmacompanies.com

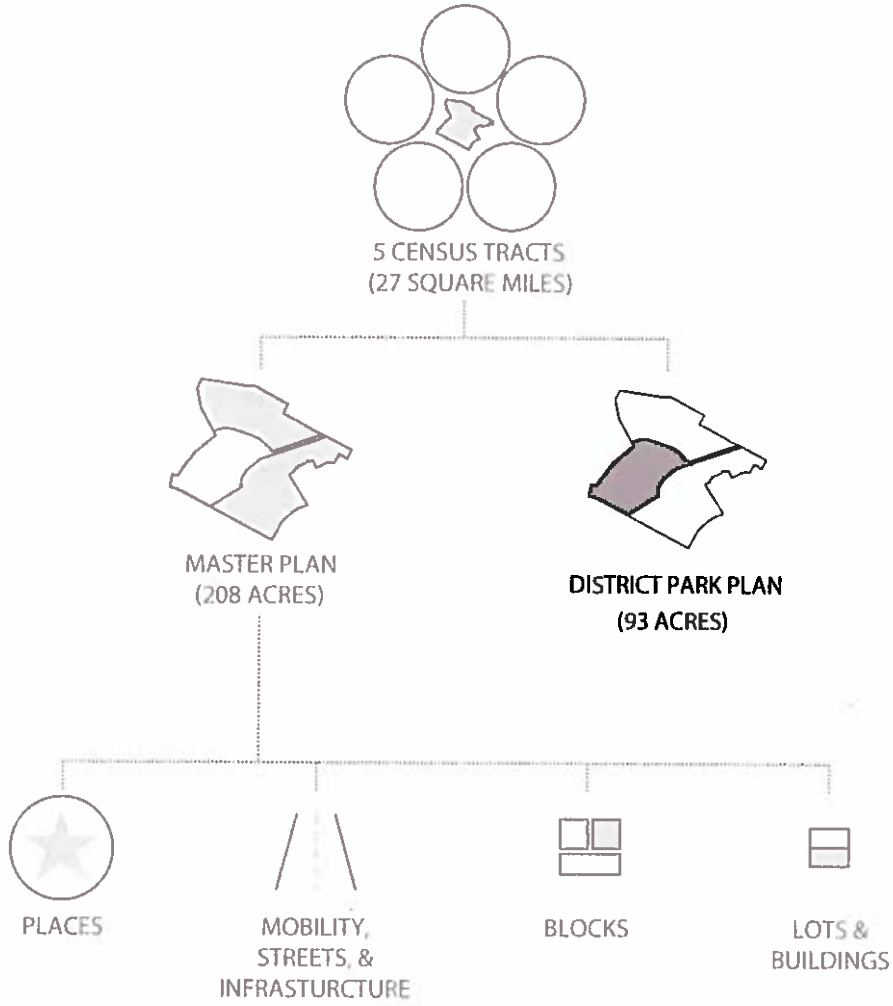

SIERRA BONITA APARTMENTS
Los Angeles, California
Source: Flickr - Michael Locke


LA HACIENDA CASITAS
Harlingen, Texas
Source: bcWorkshop


PAISANO GREEN COMMUNITY
El Paso, Texas
Source: www.workshop8.com

CHAPTER 4

PARKS MASTER PLAN (93 ACRES)



PARKS MASTER PLAN

The City of Austin Parks and Recreation Department (PARD) owns the 93-acre existing Colony Park District Park. PARD executed a lease for approximately 50 acres with AISD in early 2000 to provide for the construction of the Overton Elementary School and the Turner – Roberts Recreation Center. Both facilities are constructed and in operation at this time. The land on which the school and recreation center is located, along with the surrounding undeveloped parkland comprises the 93 acres of COA-owned dedicated parkland. This land will serve as a District Park and provide a variety of opportunities for passive and active recreation, local food production, community events and outdoor education.

The master planning of the park was added to the scope of the overall CPSCI Master Plan after the HUD funded project started. PARD desired a master plan for the park in order to facilitate implementation of the existing $700,000 CIP funding for a first phase of park improvements. The Park Master Plan was developed to provide a plan for all the amenities desired by the community and allow for immediate implementation of Phase 1 improvements by the PARD staff.

Recreational program elements will vary from low-intensity activities like bird watching and trail walking to more active pursuits like soccer, biking and running, ensuring that users of all ages and ability levels can enjoy their time spent outdoors at the park.

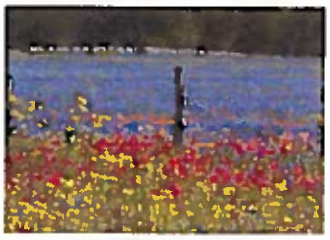
The layout of program elements responds to the site's topography, which generally has flatter areas located centrally within the 93 acres and more steeply sloping areas along the perimeter. The flatter, central area better accommodates the higher-intensity, more active recreational uses. This area will include:

- Baseball diamond
- Soccer field
- Aquatics facility
- Additional surface parking
- Playground
- Large multi-use pavilion

The adjacent areas with greater slopes are less conducive to building large structures/infrastructure upon and are better suited for low-intensity uses; the topographical changes also provide opportunities to capitalize on views and create naturalistic pathways for exploration. Planned program elements in these areas include:

- Trails (ranging from more primitive nature trails to wider shared-use trails)
- Wildflower meadow (well-sulted for bird watching and butterfly gardens)
- Community gardens and food forest/orchard
- Outdoor gathering spaces (amphitheater, pavilions, and picnic shelters)

Collectively, the Master Plan accommodates recreational opportunities for all ages as well as community gatherings and takes advantage of the site's topography to create an immersive, multi- purpose district park.



Facility	Land (Acres)	Building (SF)	Local or Regional
Additional Parking	0.75 ac	N/A	Local
Baseball Field	1.15 ac	N/A	Local
Multi-Use Field	1.47 ac	N/A	Local
Playground	1.43 ac	N/A	Local
Large Pavilion	N/A	2,400	Local
Small Picnic Pavilions	N/A	1,360	Local
Aquatics Facility	1.47 ac	N/A	Local
Aquatics Buildings	N/A	4,980	Local
Walks	1,150 Linear Feet	N/A	Local
Trails	21,800 Linear Feet	N/A	Connected to Regional

Park Facilities
Source: TBG

*All trails will be included in Phase 1

District Park Plan
Source: TBG, created May 1, 2014

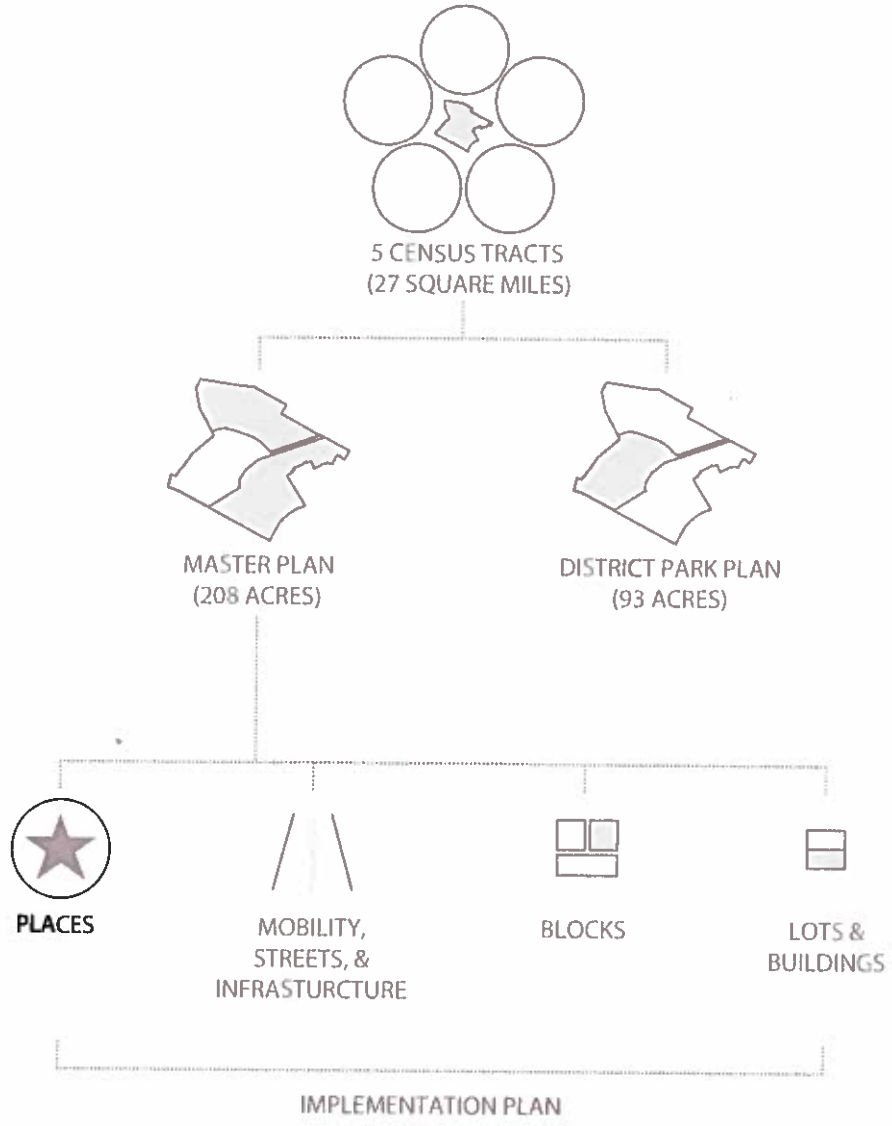
PART II DESIGN GUIDELINES

While the illustrative Master Plan provides the "what" desired for future development, the Design Guidelines provide the "how" by offering specific guidance on future development. Design guidelines are descriptive and suggestive in support of broader planning policies. Design guidelines do not dictate architectural style but rather are intended to communicate the desired quality of a place. Design guidelines, without further action, are not codified into law but can be as appropriate. The Design Guidelines presented here offer a balance of specificity and flexibility to create high quality development on this site.

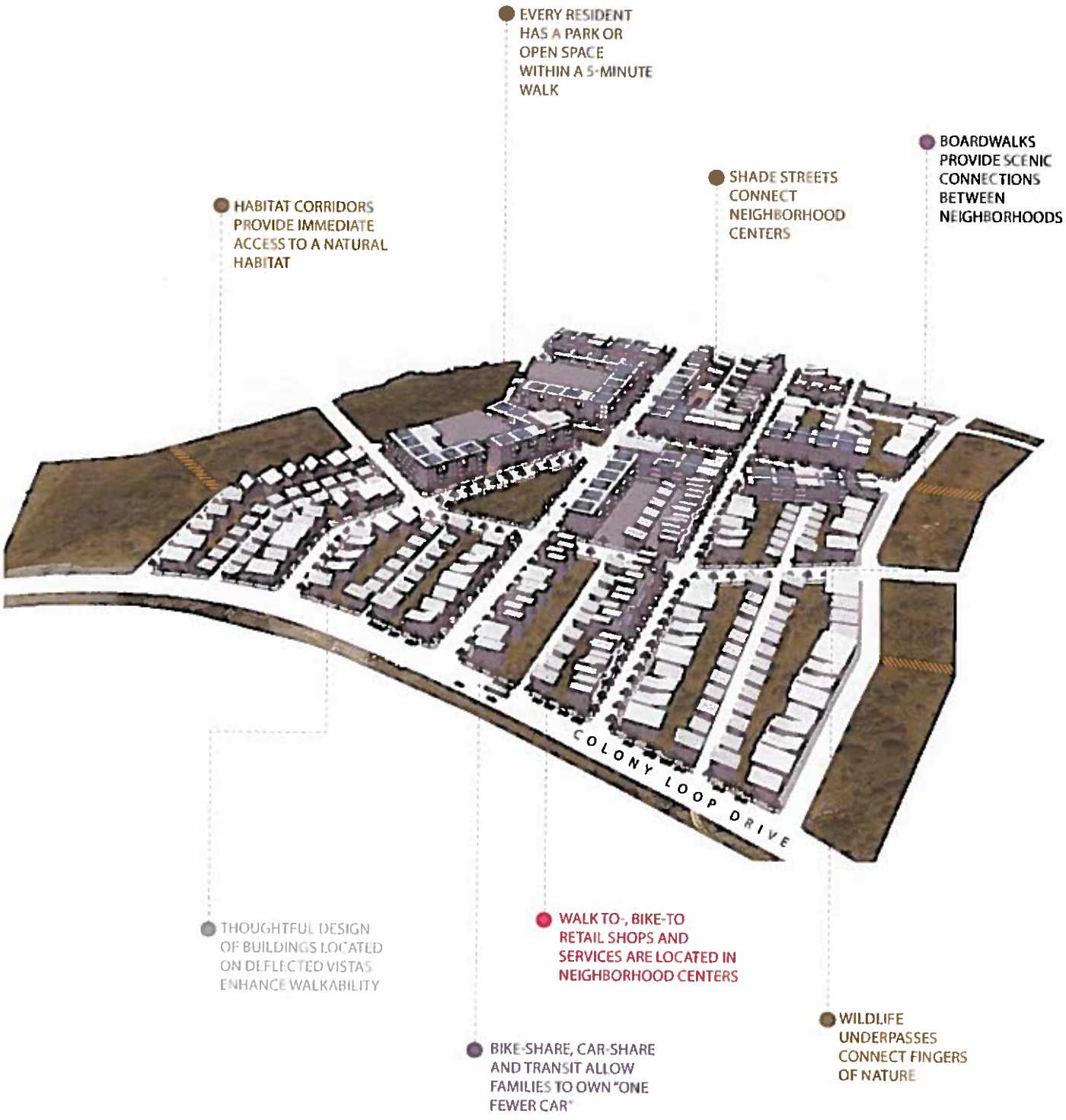
The intended audience for the Design Guidelines is anyone interested in the subject but specifically should aid city staff, elected officials, private developers and neighbors in achieving high quality design that is reflective of the community's desires. Together with the Master Plan (Part One), the Design Guidelines will serve as a primary exhibit in any public private partnership.

CHAPTER 5

PLACES



MAXIMIZING VALUE THROUGH PLACE DESIGN

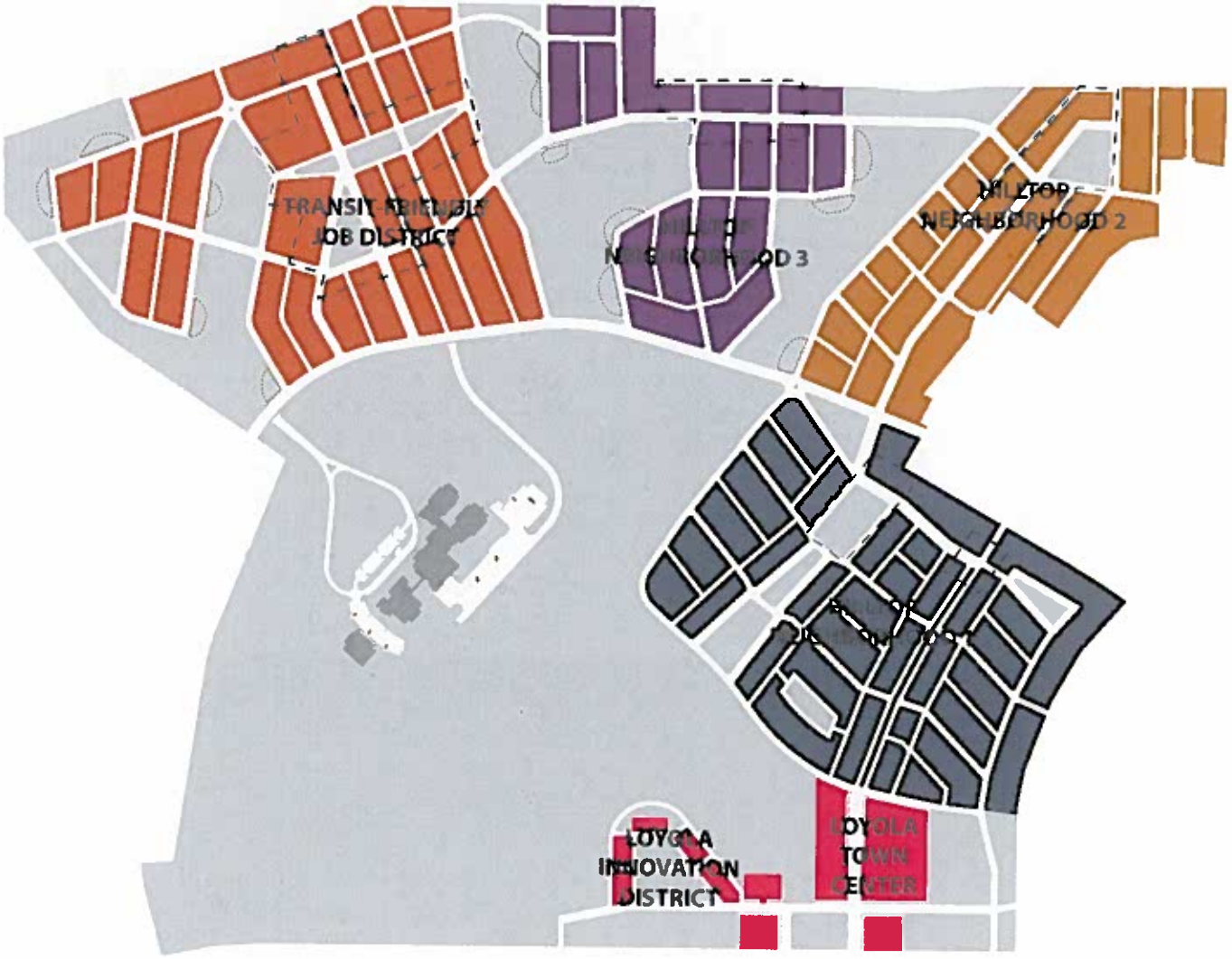


THE PLACES THAT MAKE UP THE MASTER PLAN

The Master Plan is made up of five distinct places. The Loyola Town Center (LTC) and Innovation District is the front door of the Master Plan. This mixed use place is planned to be a unique retail, service and restaurant destination drawing from a larger geographic area.

The remaining places are the Hilltop Neighborhoods. The Hilltop Neighborhoods are the defining feature of the illustrative Master Plan by preserving the site's best views for public use. Public spaces are centered around these vistas in the four sub-neighborhoods within the 208 acres. Rather than sell these vistas off to the highest bidder, they are reserved for public use and enjoyment to encourage outdoor activity and interactions between neighbors.

Neighborhood 4 is also positioned to take advantage of future transit service on Cap Metro's Green Line. Under this scenario the neighborhood center would grow and transform to become a Transit Friendly Jobs District.



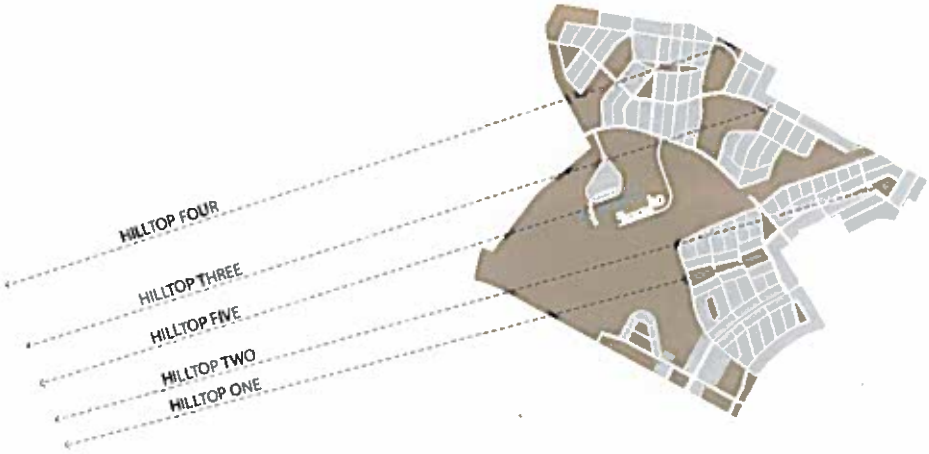
Neighborhoods
Source: Farr Associates

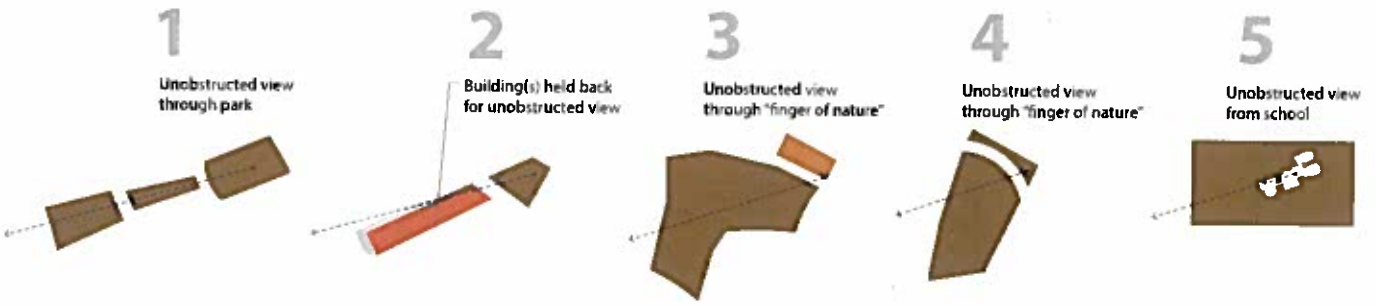
PRESERVING HILLTOP SIGHT LINES

The one big idea that informed the planning of Master Plan is that the hilltops should be set aside as public parks. These parks currently enjoy views of the Capitol Dome and the downtown skyline. In order to allow these views to remain unobstructed, the master plan used geometry to determine what land to set aside as parkland and where to limit the height of buildings.

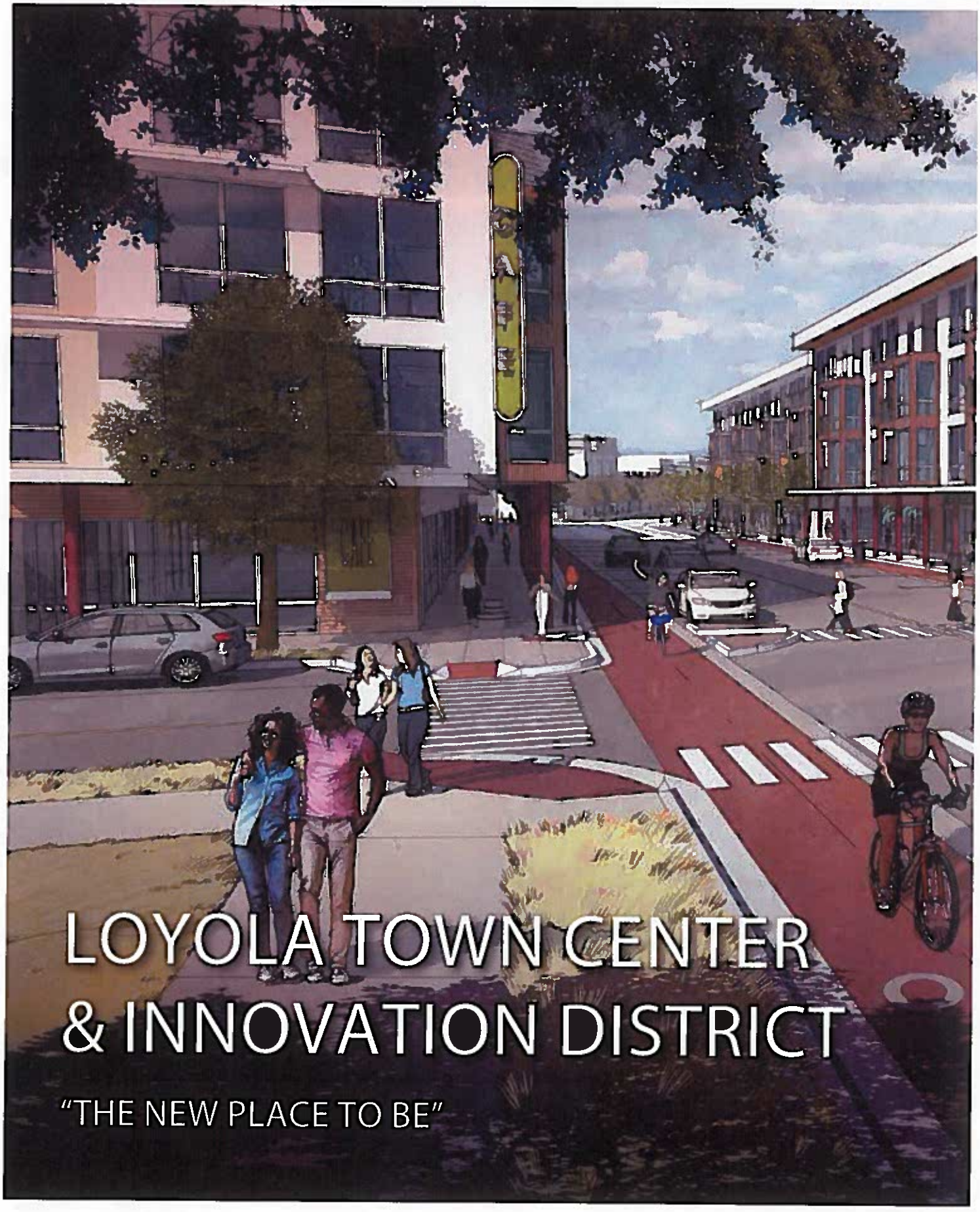
The diagrams below illustrate these strategies for protecting views.

Downtown Austin





Hilltop Sight Lines
Source: Farr Associates



LOYOLA TOWN CENTER & INNOVATION DISTRICT

"THE NEW PLACE TO BE"

LOYOLA TOWN CENTER & INNOVATION DISTRICT

Loyola Town Center and Innovation District Regulating Plan
Source: Farr Associates, created May 1, 2014

KEY

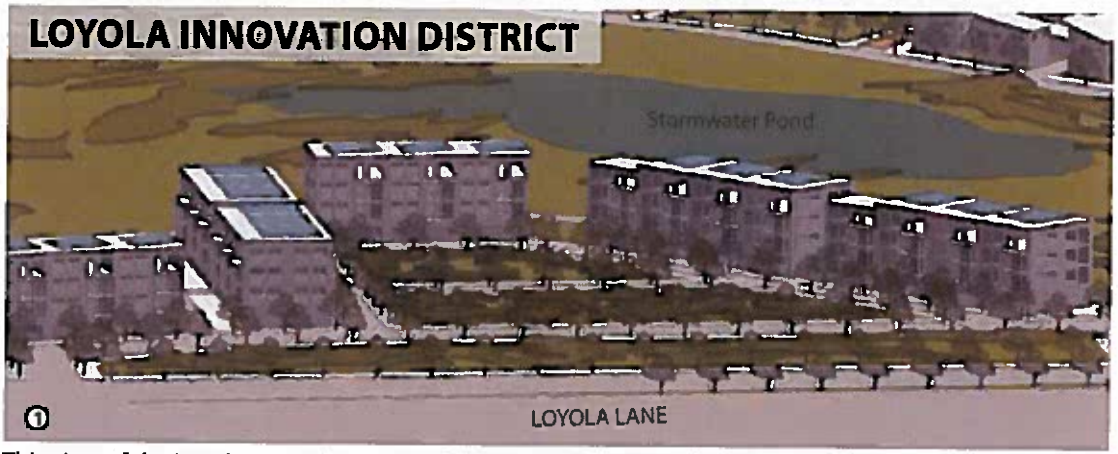
MU — **MULTI-STORY MIXED-USE COMMERCIAL/ RESIDENTIAL**
Development must have ground floor commercial establishments and/or community services such as community resource centers. Upper floors may be residences or offices.

GFR — **COMMERCIAL**
Development may be limited to one story, but may only have retail uses (such as grocery).

I/C — **INSTITUTIONAL/CIVIC**
Development may have ground floor commercial, civic, or institutional uses. Upper stories may be civic, or institutional. "Stacked Multifamily Only" development requires further review and approval by the appropriate boards or commissions.

OPEN SPACE

- Trail
- Constraint
- P — Parking Lot
- T — Teaser Parking
- Building Entry Location
- Building-to Line
- Arcade



This view of the Loyola Innovation District from the air shows the institutional development potential of the land fronting along Loyola. This frontage has the capacity to accommodate more than 438,000 s.f. of development.

LOYOLA TOWN CENTER – A REGIONAL RETAIL DESTINATION

Loyola Town Center is designed to be Northeast Austin's place to gather, dine, play and shop for daily goods and services. This mixed-use destination offers new opportunities for grocery, retail, restaurant, pharmacy, medical and other neighborhood uses not currently available. The unmet demand for such a healthy and vibrant place is revealed in the dramatic statistics documenting Colony Park as an unwalkable and unhealthy food desert.

PLANNING AND DESIGN

The walkable main street design will support a diverse and vibrant place with shops on the ground floor and dwellings above. Initially many customers may arrive by car. This is accommodated while not compromising the quality of the place. Retail out-lots, with the potential for upper story development, are organized around a "town green" facing Loyola and allow auto-oriented retailers to add vitality to a Walkable context. Surface parking lots are located behind buildings and shade cars with a community solar array (refer to Chapter 9: Technical Appendix).

A RETAIL PLAN

The plan is also conceived to leverage the traffic of established retail businesses to promote the start up and expansion of locally-owned enterprises. The building lots facing Loyola are most likely to attract established national and regional retailers which are also likely automobile oriented. These will be designed to face the green with store entrances closest to the main street. The ground floor spaces in the mixed use buildings closest to Loyola will be the most attractive to restaurants and other high visibility tenants. So-called "in-line" stores will complete the block of main street with lingering appeal to retailers.

LOYOLA INNOVATION DISTRICT – A CENTER FOR LEARNING AND ECONOMIC DEVELOPMENT

The Loyola Innovation District is conceived to enable the Colony Park community to compete and thrive in the emerging economy by pursuing innovations in the STEM fields of science, technology, engineering, arts and mathematics. This educational and economic development district will encourage forward-thinking building strategies, new technologies, and economic development opportunities and foster future community resilience and ecological-mindfulness.

CAMPUS ORGANIZATION

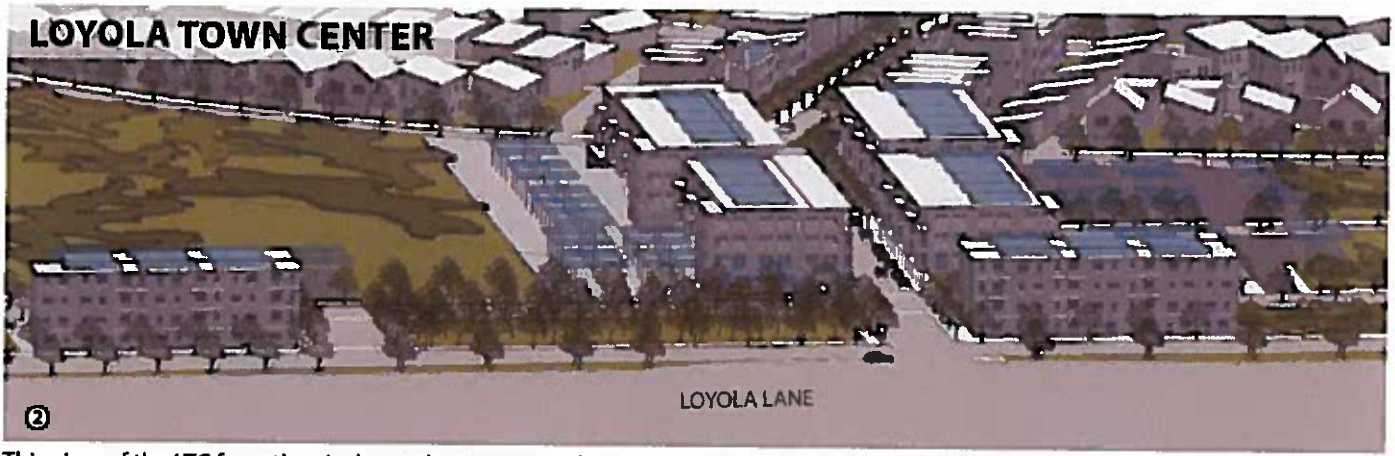
The campus buildings are organized around a large open green facing Loyola. The buildings address a street on the park and can be entered either via a formal front entry or from a rear parking entry. This allows the buildings to be built out over time by a variety of institutions. The design assures that as each building is built the campus is completed incrementally.

FLEXIBILITY OF USES

An innovation district can support any number of uses related to education, innovation and economic development. Building sites can be devoted to advancing innovative living and education solutions, including a Trade School and Training Center, S.T.E.M. (Science, Technology, Engineering, Mathematics) facility, flexible classrooms/meeting rooms, and innovative building systems, housing types, and utility infrastructure.

DEMONSTRATION PROJECT

This can also focus on "green" tech trades and industry, and serving as a demonstration project for district-scale utilities and environmental systems. The approach may advance promising concepts from prototype to broader market implementation, with associated tracking and monitoring which is essential to proof of concept.



This view of the LTC from the air shows the economic development potential of the land fronting along Loyola. Proposing more than half a dozen multi-story buildings, this frontage has the capacity to accommodate hundreds of jobs and more than 203,000 s.f. of development.

THE FIVE ELEMENTS OF A TRADITIONAL NEIGHBORHOOD

The elements that contribute to the success of a traditional neighborhood are listed below. They include:

1 STREET GRID

Working with the site's natural topography, the illustrative Master Plan proposes a modified street grid rather than curvilinear streets with cul-de-sacs. This promotes connectivity and walkability within the site and beyond. Each neighborhood is connected to each other and the entire site is connected to the larger area. The street network anticipates travel by foot, bike, bus, and car and uses an integrated system of streets and alleys.

2 MIXED LAND USES

Future land uses include single-family (detached and attached), multi-family, mixed-use (residential or office uses above retail uses), commercial, institutional, and open space. Land use designations clarify how land is intended to be used, where it is intended to be used, and how much of it is intended to be used. Land use informs but is not the same as zoning. The Planned Unit Development (PUD) that follows the CPSCI Master Plan will provide specific guidance on zoning.

3 NEIGHBORHOOD CENTERS

For over 80 years within the practice of planning a neighborhood unit with identifiable center and edge has been an ideal. The good neighborhood center serves as the walk-to social and economic center of the community. As conceived for the Master Plan these neighborhood centers will include a public park space surrounded by a mix of uses in a variety of different building types. A specific goal of the design of these neighborhood centers is to create a place that is verifiably Walkable.

We intend to do this by using a tool called Walkscore. Walkscore is a website that determines the walkability of any given address or building on a scale of 1 – 100. Walkscores under 50 are considered unwalkable. (Colony Park's current walkscore is 23) while scores above 50 are considered Walkable. The website uses registries of state licensed businesses and measures the distances to walk to each. The design of the neighborhood centers require mixed use buildings and buildings that are live work capable. Having a cluster of such destinations in each neighborhood center can help achieve a high walk score.

4 NEIGHBORHOOD EDGES

The illustrative Master Plan provides special treatment for those areas where new development is directly adjacent to existing residential neighborhoods. New development in these areas is designed to be respectful of nearby homes through limitations on land use, height, and intensity.

5 CIVIC BUILDINGS

Civic buildings are an important component of a complete neighborhood. The existing school and recreation facilities are examples but may be expanded in the future to include any publicly-owned buildings such as libraries, government offices, post offices, museums, higher education facilities, fire and police stations, and churches.

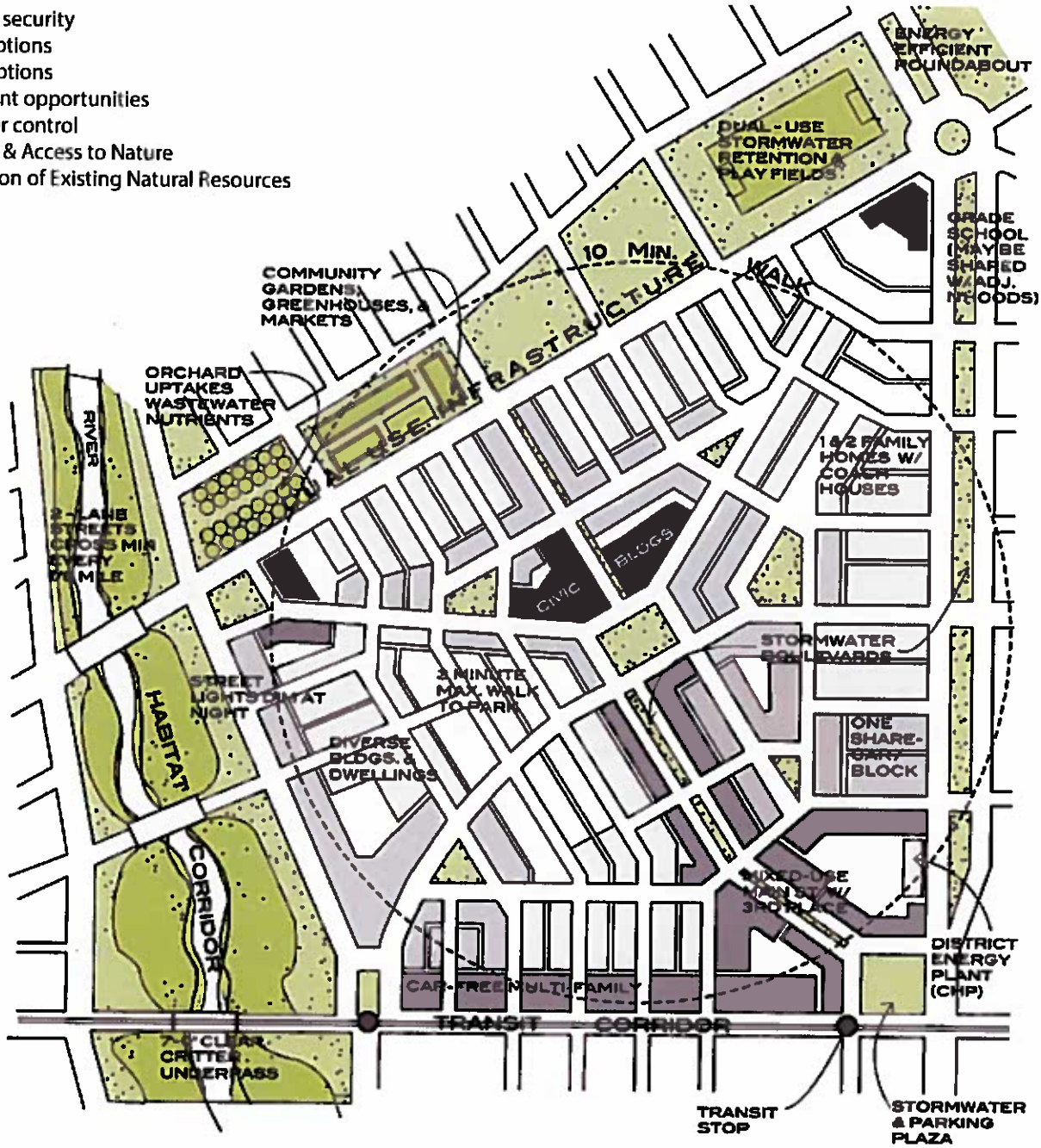
A SUSTAINABLE NEIGHBORHOOD

In addition to traditional neighborhood elements, the diagram below depicts an idealized sustainable neighborhood that offers five distinct elements that improve the health and happiness of a community: (1) the neighborhood is a building block of a transit corridor; (2) a high intensity transit mode (Bus Rapid Transit (BRT), trolley, light rail); (3) It is fitted out with high-performance infrastructure: district power, dimmable streetlights, and a share car per block; (4) the mix and density support car-free housing and a third place; and (5) habitat and infrastructure greenways give the neighborhood distinct edges.

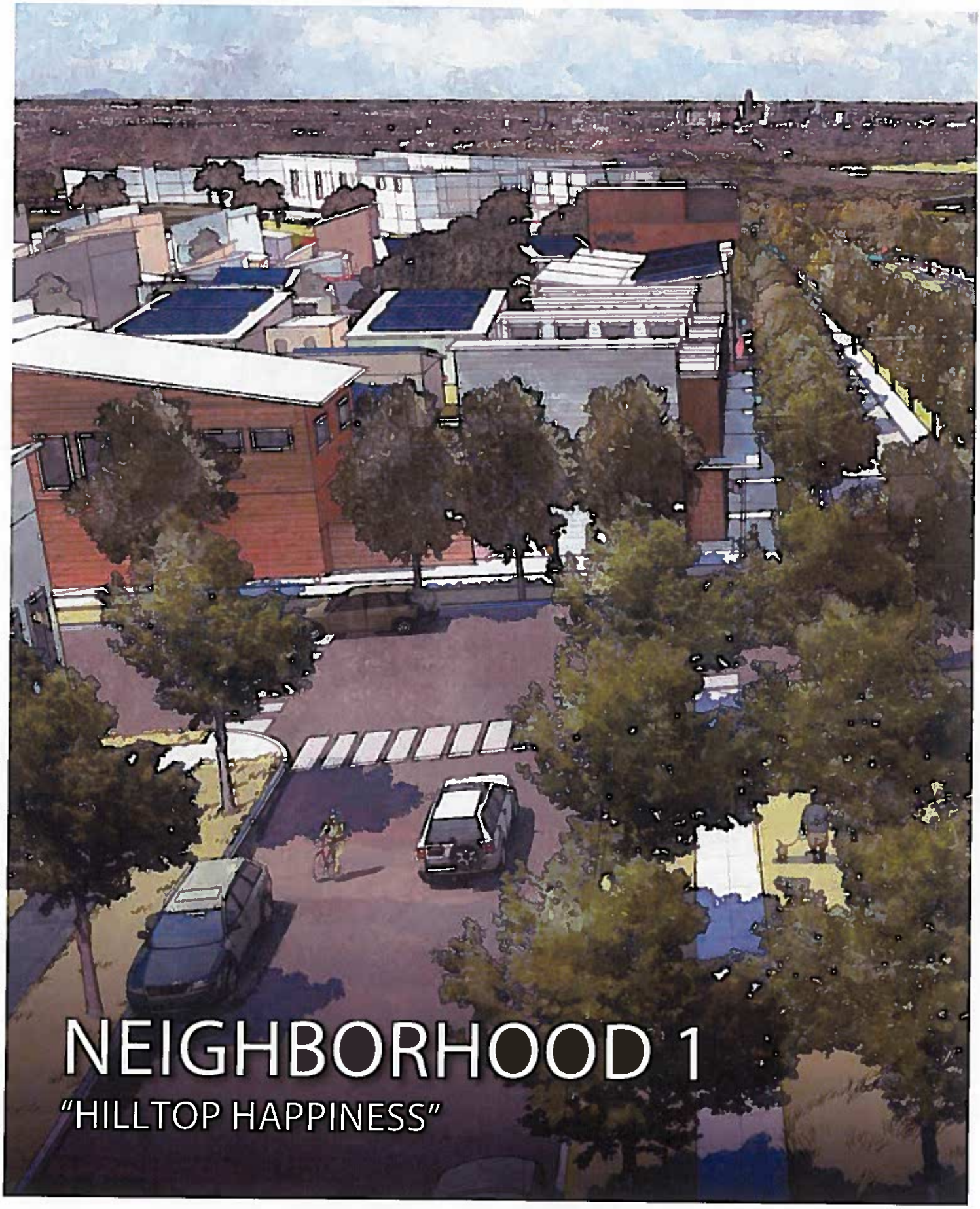
An essential part of community life is "third places"—those places that are not home or work. These places foster civic and neighborly interactions and may be formal places (e.g., a barbershop) or informal (e.g., a plaza). The site's hilltops offer the perfect venue for third places.

Additional elements that may contribute to a sustainable neighborhood are:

- Safety and security
- Mobility options
- Housing options
- Employment opportunities
- Stormwater control
- Recreation & Access to Nature
- Conservation of Existing Natural Resources

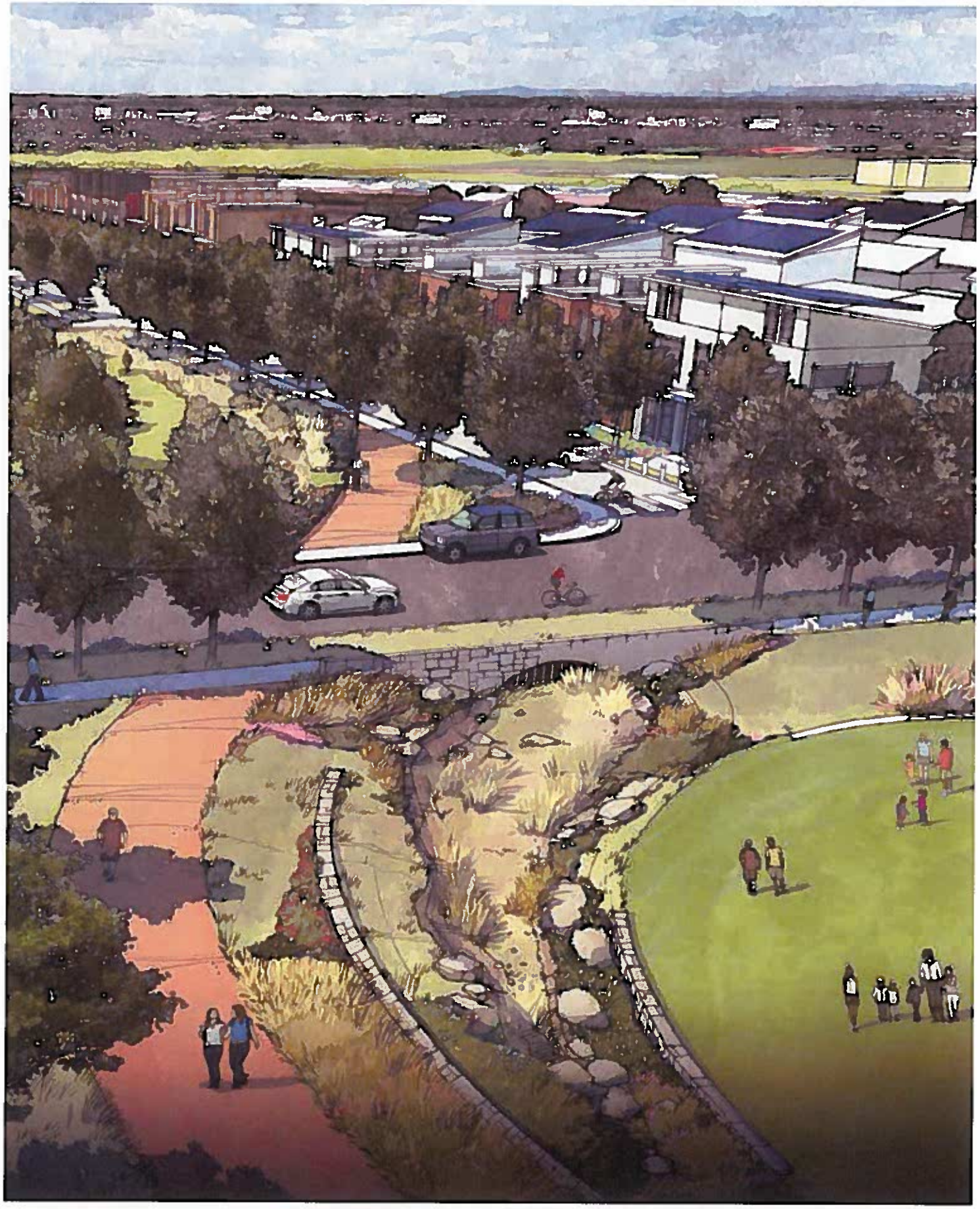


Typical Sustainable Neighborhood Diagram
Source: Farr Associates



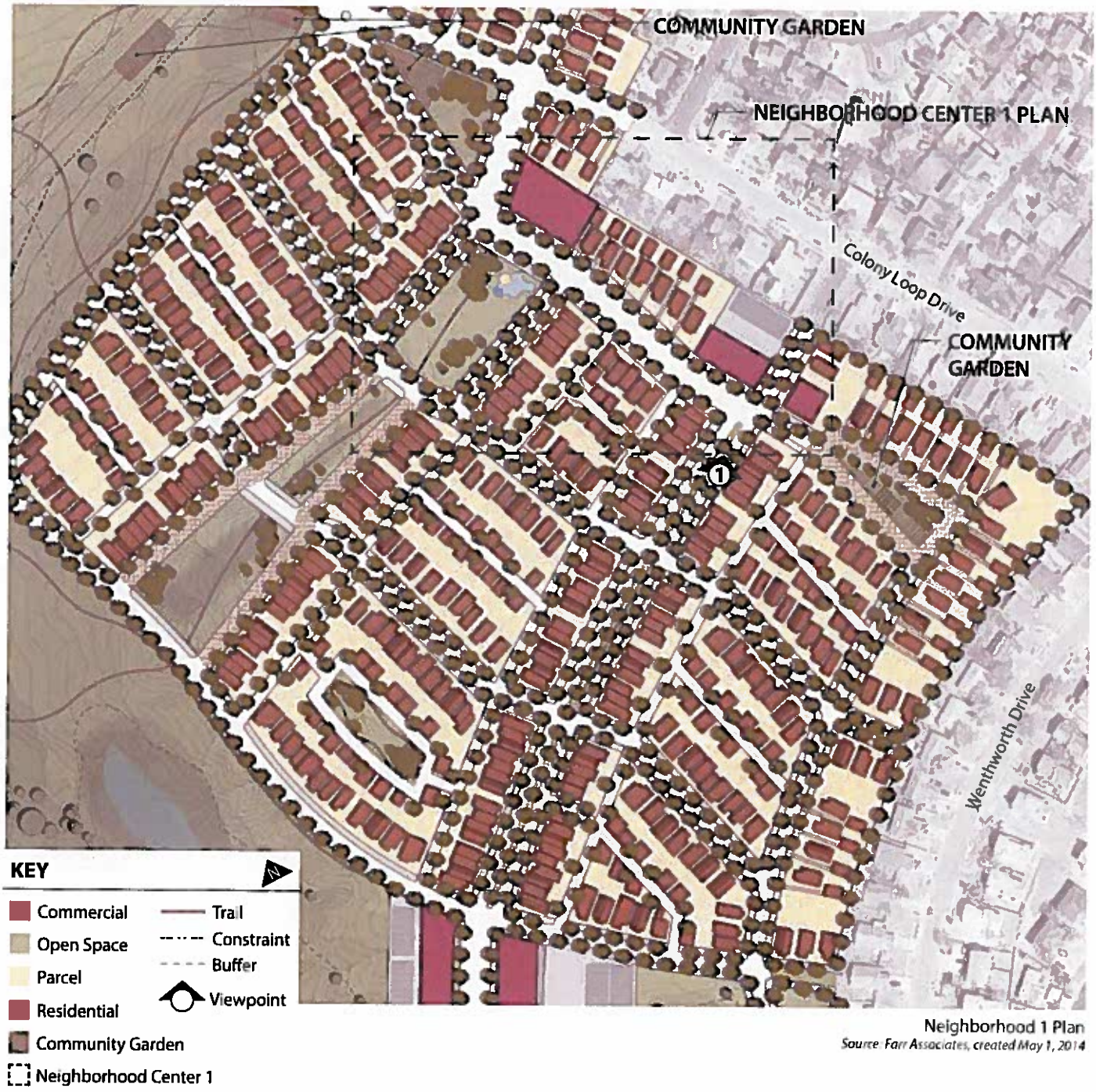
NEIGHBORHOOD 1

"HILLTOP HAPPINESS"



NEIGHBORHOOD 1: HILLTOP HAPPINESS

N1 celebrates its hilltop location by draping a dramatic linear park all the way from the top of the hill to the bottom of the valley. A high street ascends to the neighborhood center while celebrating stormwater through a beautiful and dynamic 800-foot long water feature located in the median. The high street turns at the top of the hill to traverse the ridge, offering dramatic views of the Capital and the skyline. Two neighborhood commercial nodes offer the potential for walk-to neighborhood amenities. A nature road runs along the perimeter offering unobstructed views of nature.

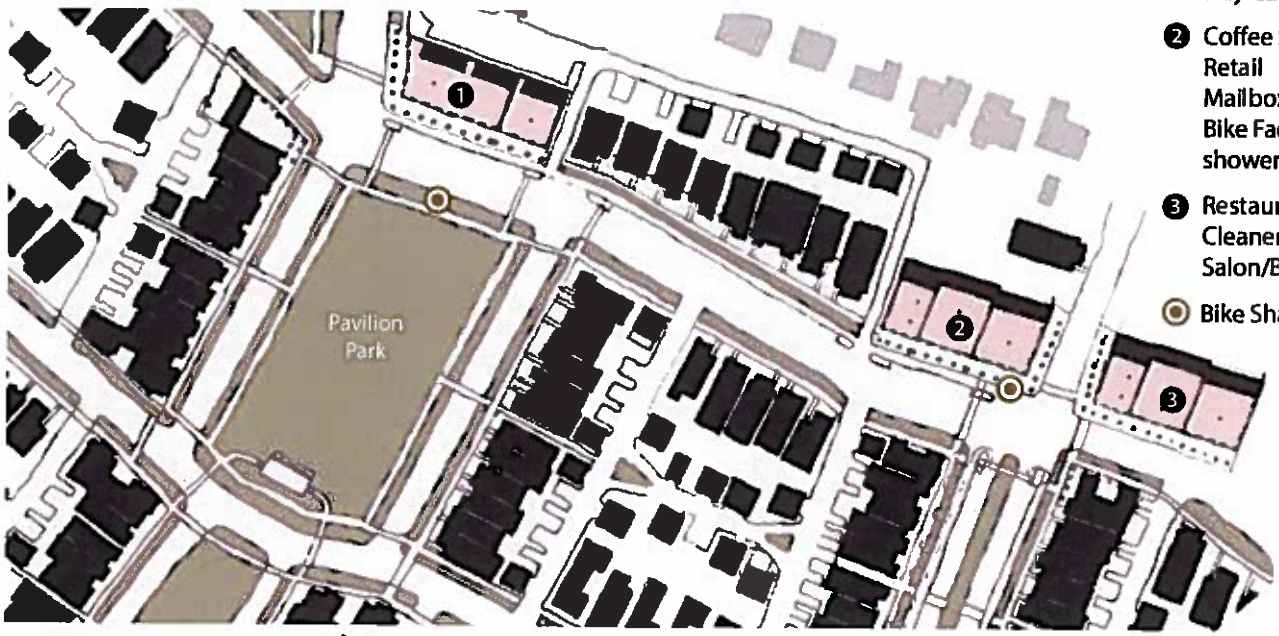


Neighborhood 1 Plan
Source: Farr Associates, created May 1, 2014

① View up high street towards Neighborhood Center 1
Source: Farr Associates

NEIGHBORHOOD CENTER 1

The high street traverses the ridge line and connects the neighborhood's two commercial nodes.

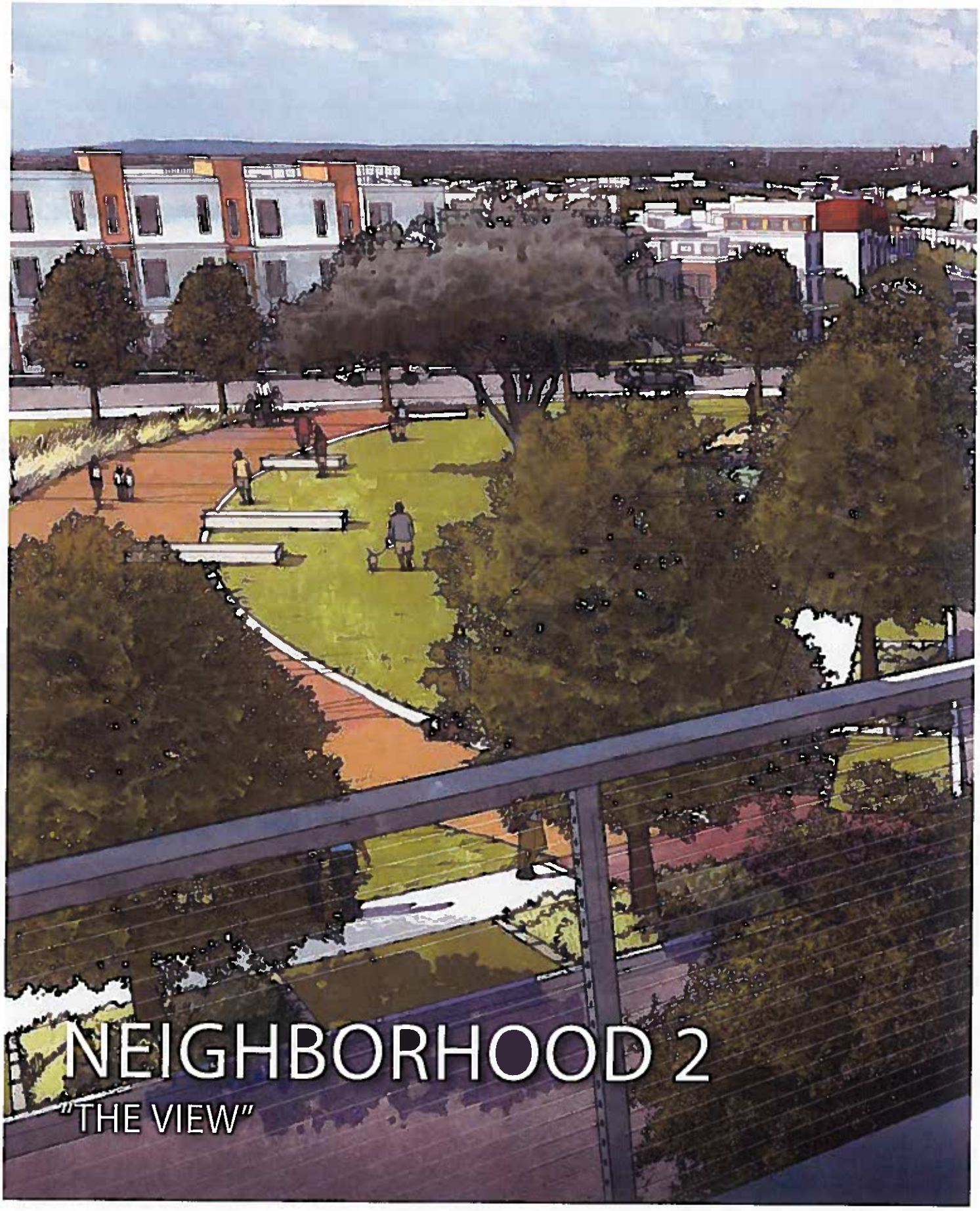


Possible Retail Uses:

1. Community Center
   Day Care
2. Coffee Shop
   Retail
   Mailboxes
   Bike Facilities (storage, showers, etc.)
3. Restaurant
   Cleaners
   Salon/Barber Shop

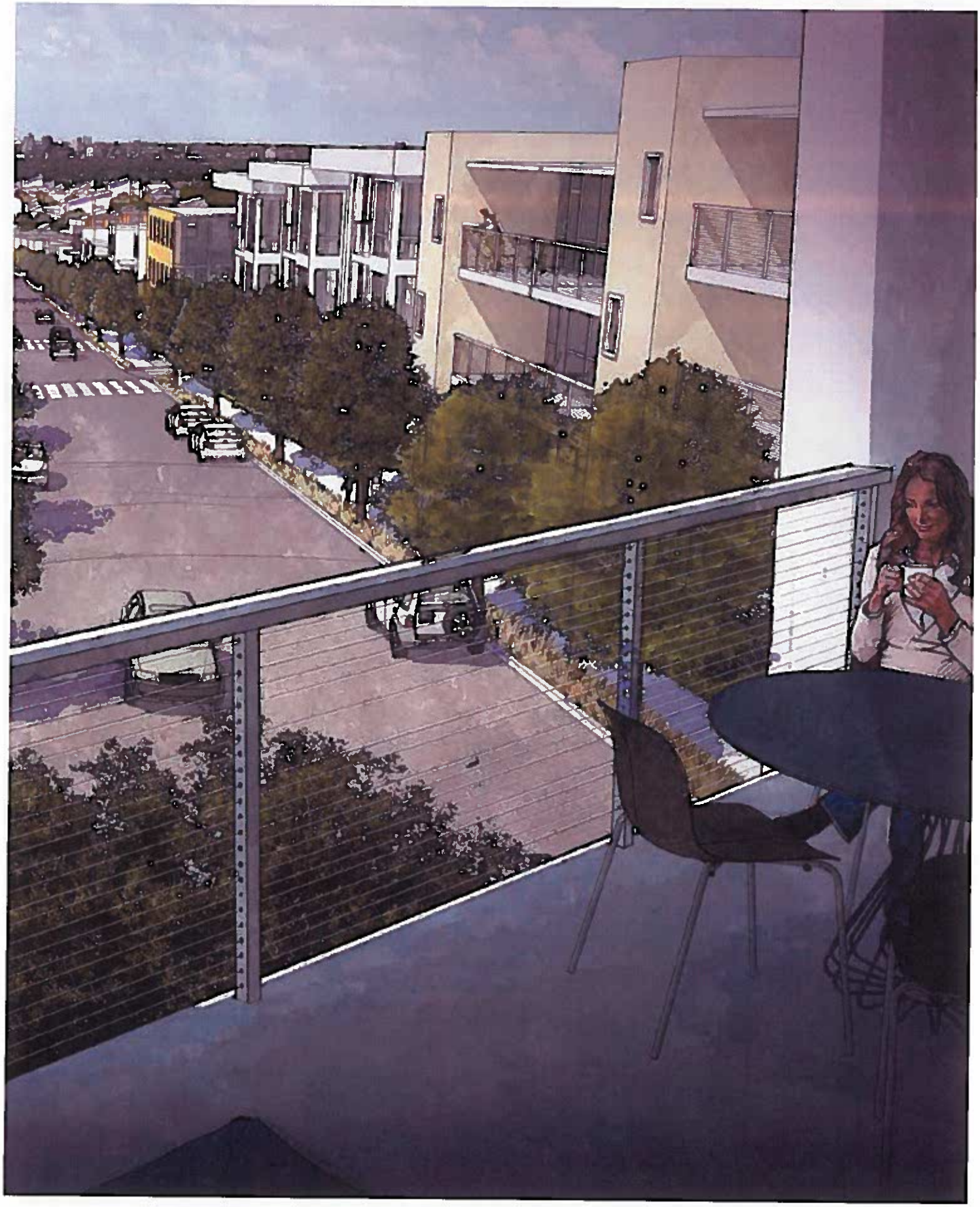
◉ Bike Share Depot

Neighborhood 1 Center
Source: Farr Associates, created May 1, 2014



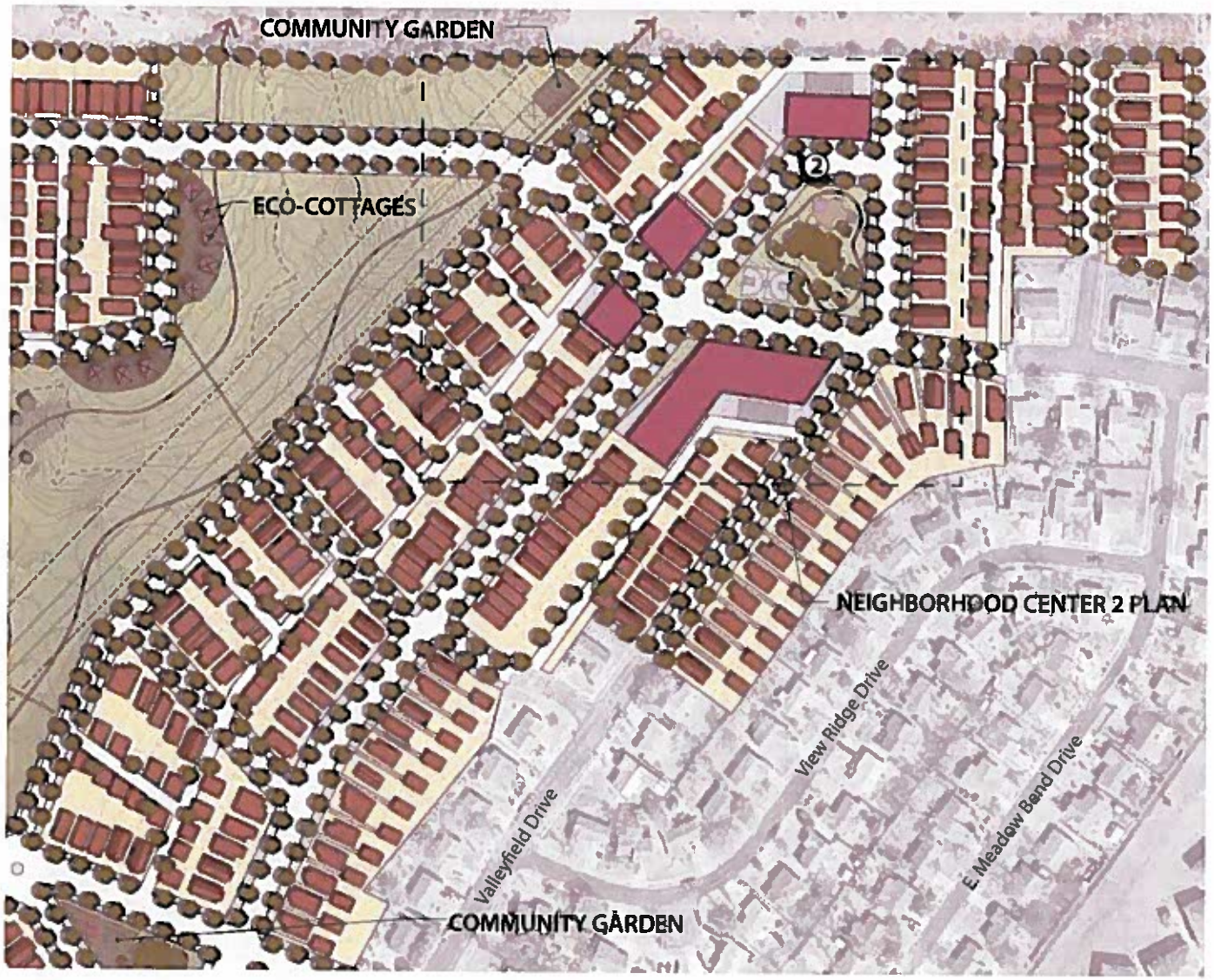
NEIGHBORHOOD 2

"THE VIEW"

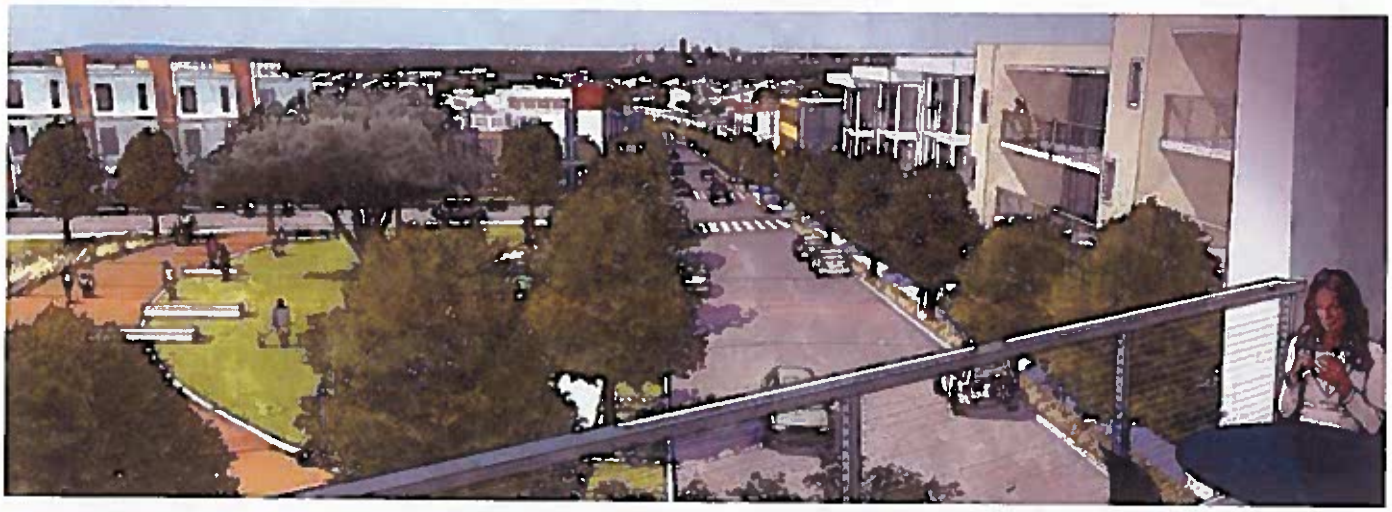


NEIGHBORHOOD 2: THE VIEW

N2 is organized along the High Street and was conceived to complete the Lakeside neighborhood to the east. The hilltop features higher density residential development to support a mix of uses in the neighborhood center. N2 is permanently bounded by open space to the west. The neighborhood park features amenities such as a playscape and a basketball court.



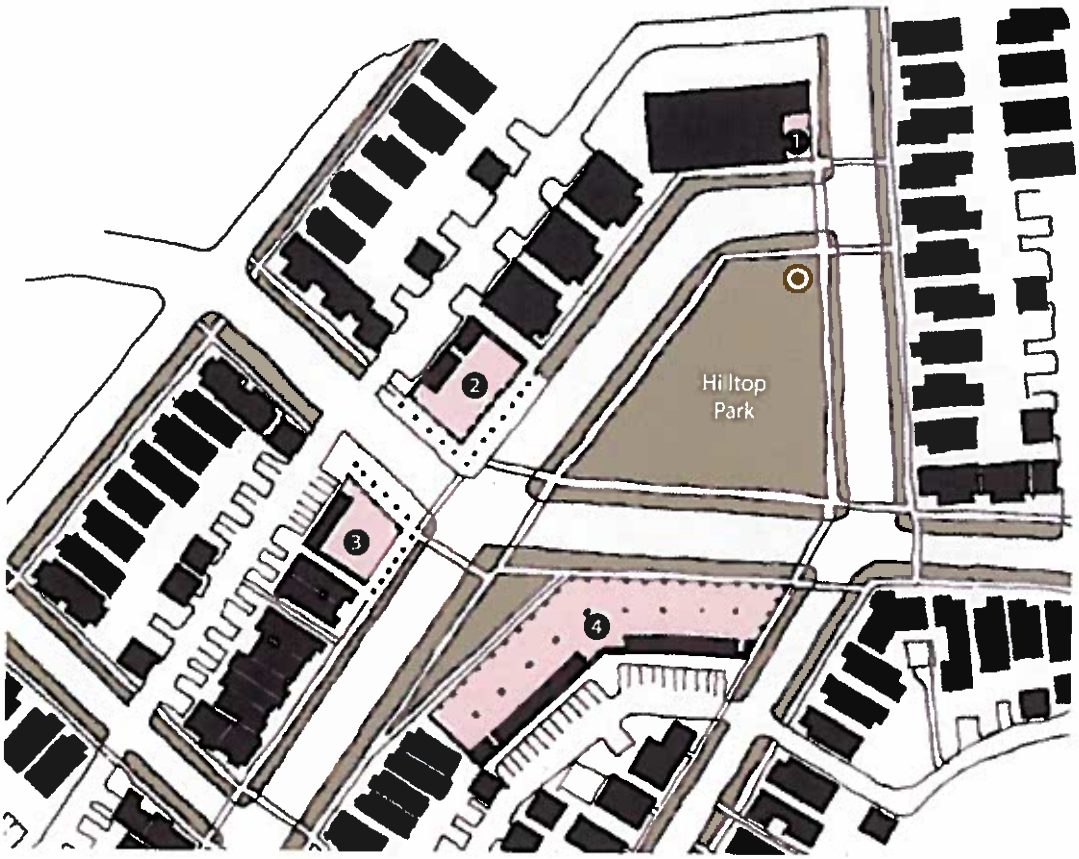
Neighborhood 2 Plan
Source: Farr Associates, created May 1, 2014



② The high street starts or ends at the neighborhood center park which provides a hub of connections.

NEIGHBORHOOD CENTER 2

The dramatic trapezoidal plan of the neighborhood park provides numerous opportunities for ground floor community uses while framing views of the skyline.



Possible Retail and Community Uses:

1. Bike Facilities (storage, showers, etc.) Mailboxes
2. Coffeeshop Restaurant
3. Corner Store
4. Community Center Daycare Center

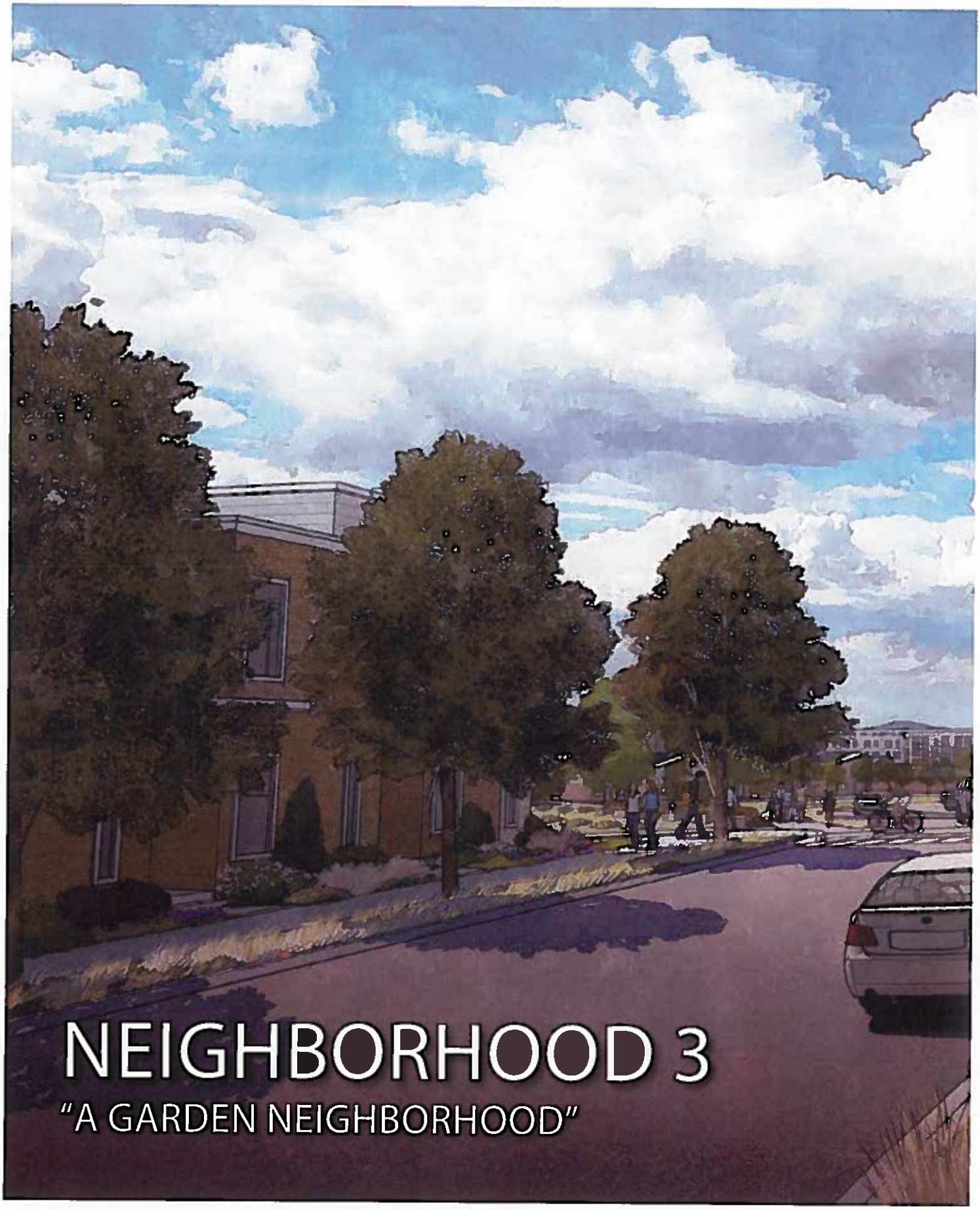
◉ Bike Share Depot

KEY

N

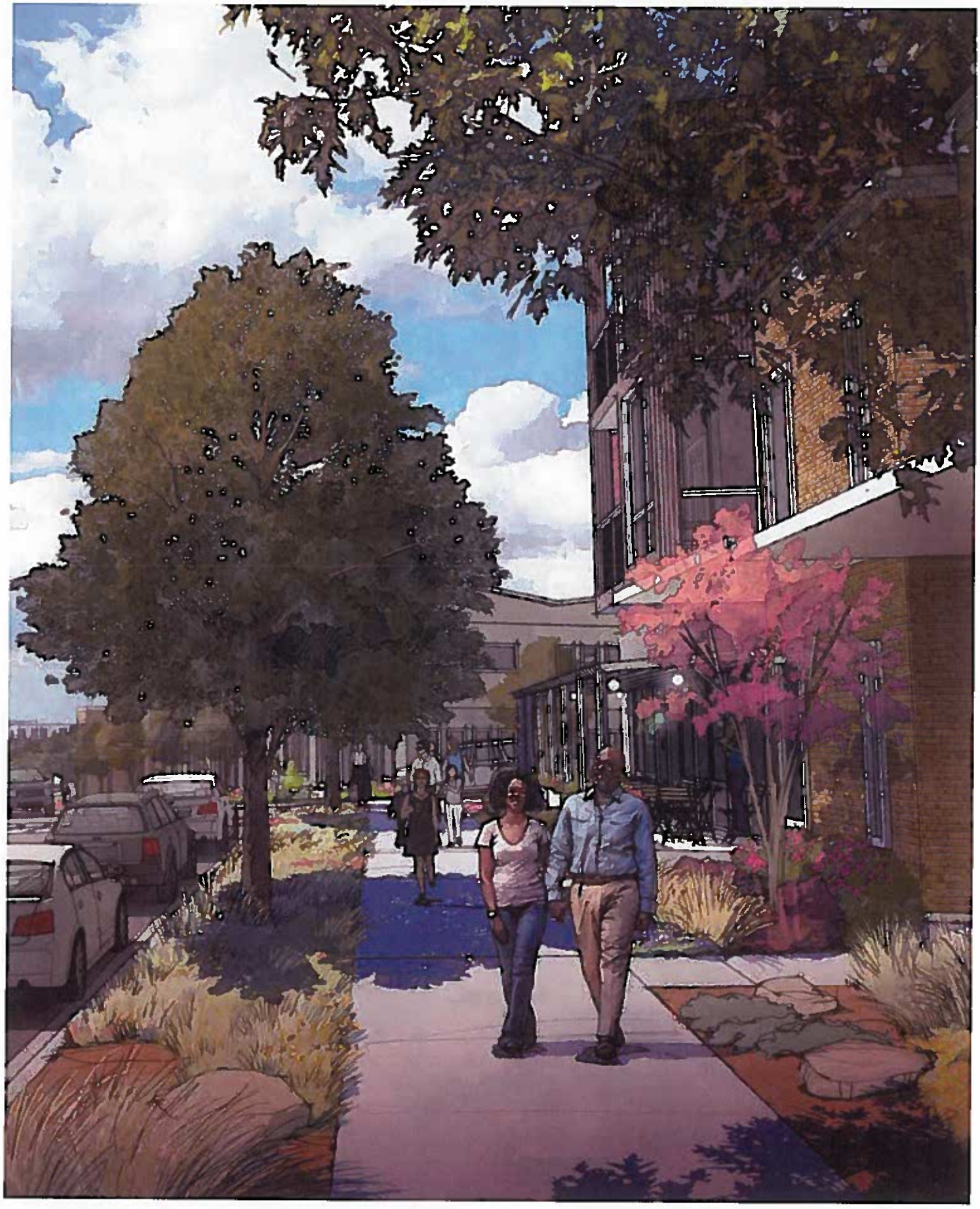
- Building Footprint (Proposed)
- Retail Uses (Recommended)

Neighborhood 2 Center
Source: Farr Associates, created May 1, 2014



NEIGHBORHOOD 3

"A GARDEN NEIGHBORHOOD"



NEIGHBORHOOD 3: A GARDEN NEIGHBORHOOD

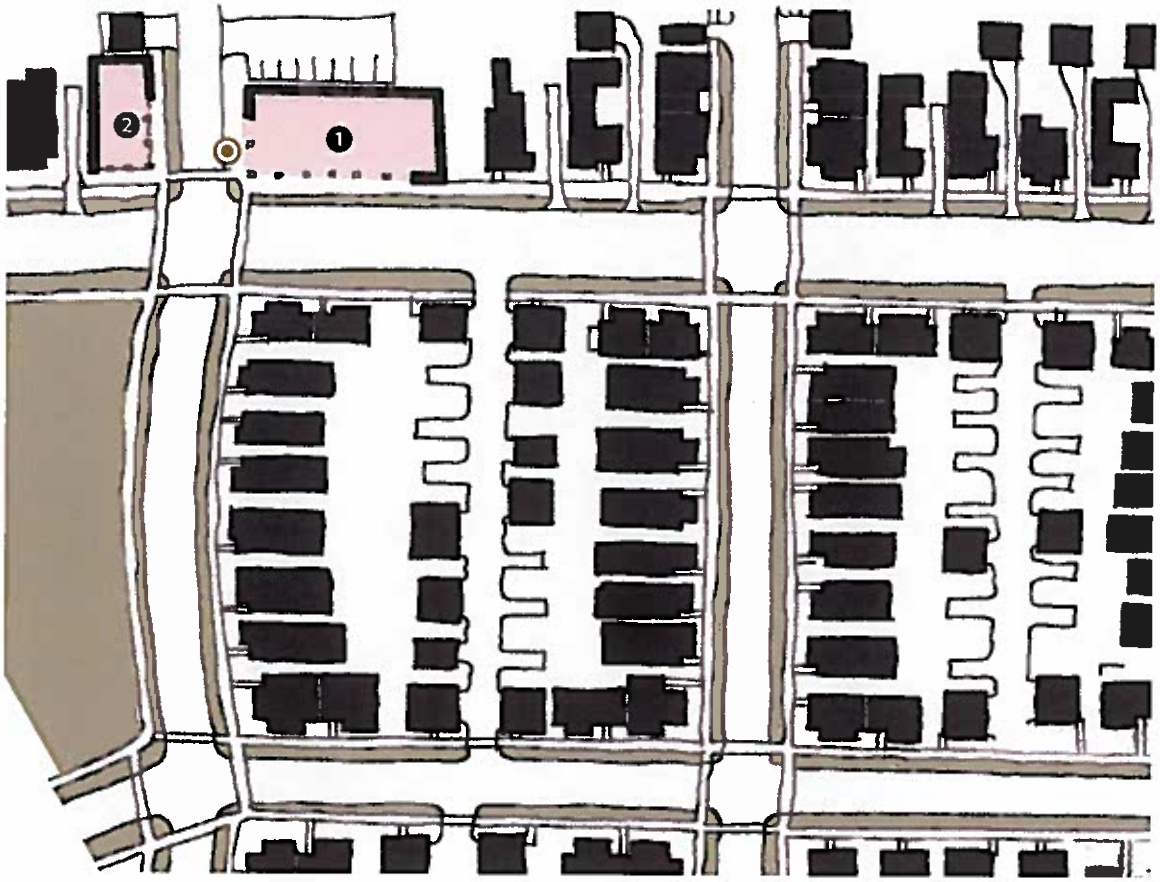
N3 enjoys the most exposure to nature ensuring that every resident is no more than a block from a park. The neighborhood center focuses on a garden located at the edge of a nature corridor. Single loaded streets provide unobstructed access to and views of nature.

Neighborhood 3 Plan
Source: Farr Associates, created May 1, 2014

③ The way in which the entire neighborhood is immersed in nature is highlighted.

NEIGHBORHOOD CENTER 3

The neighborhood center plan shows a variety of housing types that intensify as they approach the neighborhood center.



Possible Retail Uses:

❶ Coffeeshop
Corner Store
Bike Facilities (storage, showers, etc.)
Offices

❷ Restaurant
Cleaners
Mailboxes

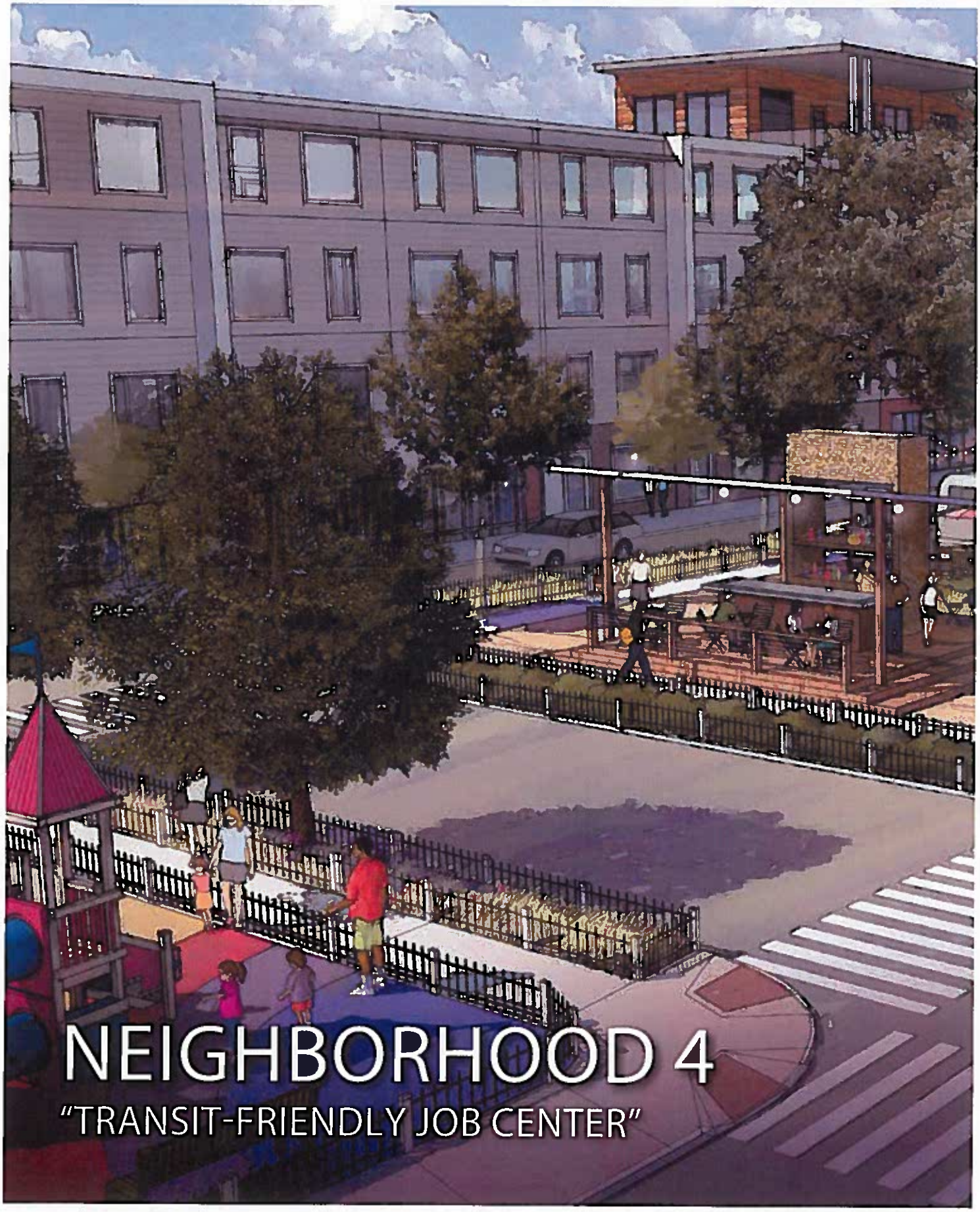
◎ Bike Share Depot

KEY

N

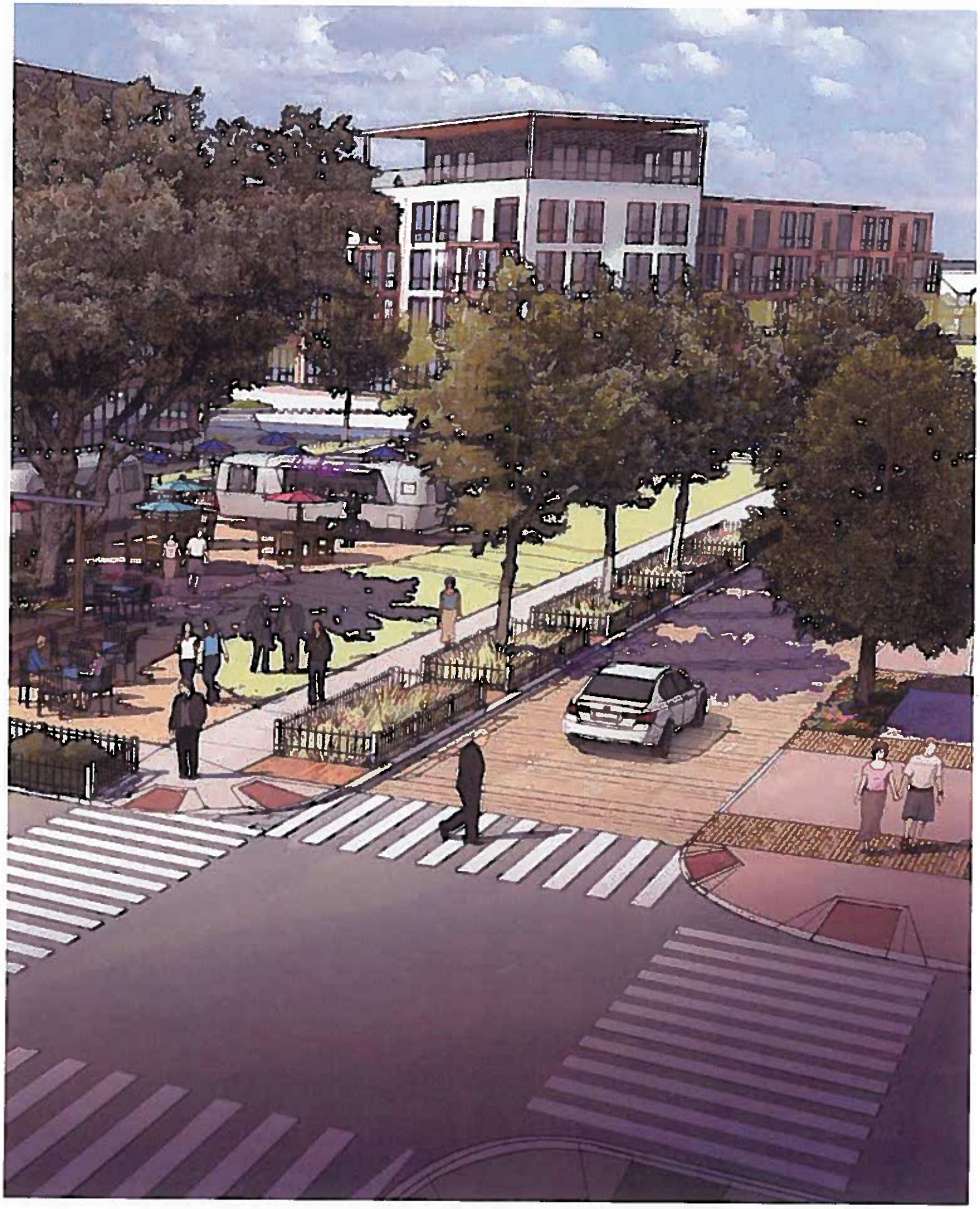
- Building Footprint (Proposed)
- Retail Uses (Recommended)

Neighborhood 3 Center
Source: Farr Associates, created May 1, 2014



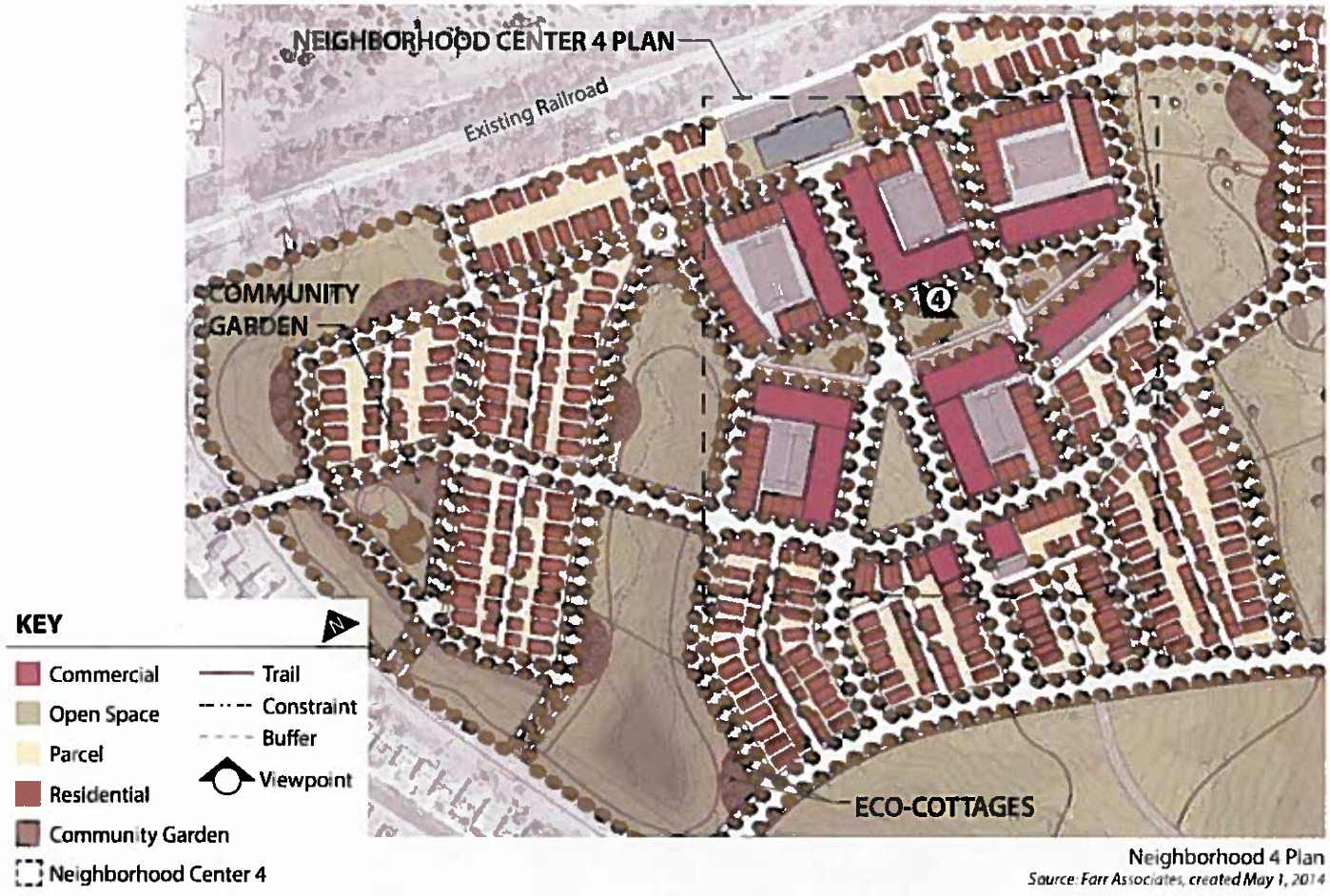
NEIGHBORHOOD 4

"TRANSIT-FRIENDLY JOB CENTER"



NEIGHBORHOOD 4: TRANSIT-FRIENDLY JOB CENTER

Unlike the other three neighborhoods the design of N4 contains an element of time as its development is likely to take place last. The neighborhood center of N4 has two wildly different futures: one with a modest mix of neighborhood commercial uses and the second as a dynamic transit-served jobs center. The illustrative plan of this neighborhood assumes that future commuter rail service along the green line stops at a straight stretch of track adjacent to the N4 center. With multiple streets than connect east to west N4 is highly accessible.

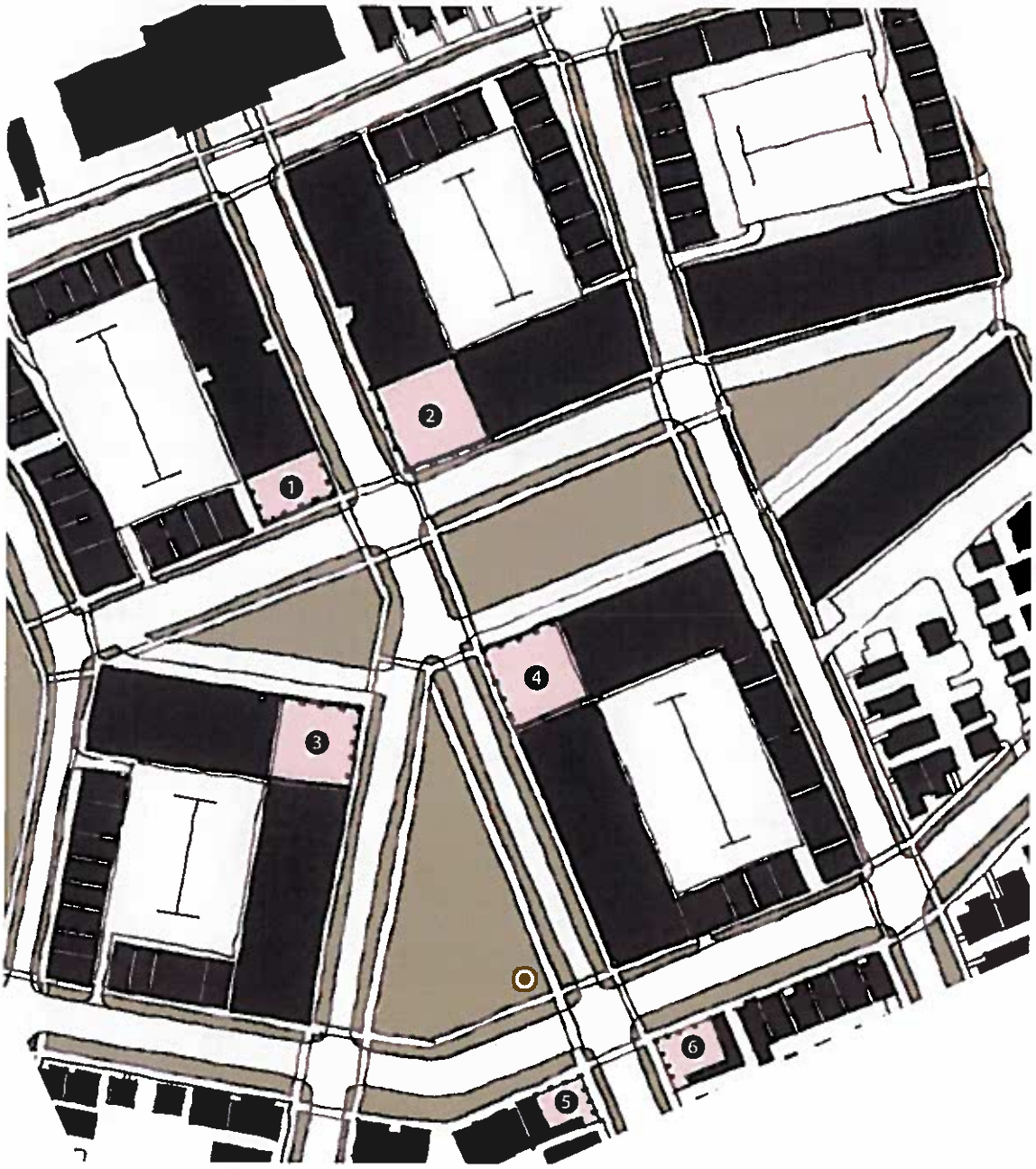


Neighborhood 4 Plan
Source: Farr Associates, created May 1, 2014

④ N4 is flanked by two nature corridors and features multiple interior parks.

NEIGHBORHOOD CENTER 4

The center of N4 is located at the intersection of two neighborhood parks: one a three block long open space providing connections between fingers of nature and a more formal triangular park.



Possible Retail Uses:

1. Day Care
   Fitness Center
2. Community Center
   Bank
3. Restaurant
   Offices
4. Corner Store
   Offices
5. Bike Facilities (storage, showers, etc.)
   Mailboxes
6. Coffeeshop
   Restaurant

Bike Share Depot

Neighborhood 4 Center
Source: Farr Associates, created May 1, 2014

KEY

Building Footprint (Proposed)

Retail Uses (Recommended)

OPEN SPACE

Open space within the Master Plan is divided into categories that have differing programing. The plan allows for Fingers of Nature that follow the existing drainage ways and contain two types of open space as noted below. The breakdown is as follows:

PARKLAND

Colony Park District Park: The existing 93 acre Colony Park District Park which contains Overton Elementary School and Turner Roberts Recreation Center.

Neighborhood Parks: These are the proposed 10 neighborhood parks within the Master Plan as discussed in Chapter 3. That section includes programming recommendations.

FINGERS OF NATURE

"Fingers of Nature" are the natural areas between neighborhoods that contain minimum development and serve to manage stormwater, provide habitat connectivity, and preserve recreational open space for the community. Within the Fingers of Nature are Restricted Natural Areas, further distinguished as Critical Water Quality Zone (CWQZ) and Critical Environmental Feature (CEF) setbacks.

Critical Environmental Feature (CEF)(Riparian & Wetland Buffers): These buffers consist of 50 to 100 foot setbacks from the natural drainageways and wetlands within the Fingers of Nature. This area will contain no development other than minimal pedestrian trail crossings to allow for the connectivity of this plan. Breaks in the restricted natural area have been provided for proposed street crossings. The entire subdivision was laid out to provide for optimum solar orientation on all lots such that the project provides for long term sustainability options in terms of energy use and production. As the very high goals of this project promote sustainability, street and pedestrian connections are a vital part of the framework and at the same time must honor the natural environment. Street and pedestrian crossings of the riparian area will demand sensitive treatment as required and described in the section Promoting Natural Habitats, located in Chapter 3.

Critical Water Quality Zone (CWQZ): This area is defined and required by the City of Austin Comprehensive Watershed Ordinance. It is 100 feet from the centerline of the waterway and is shown on the Master Plan. There is no development allowed within the CWQZ other than the allowed street crossings shown.

Open Space
Source: Farr Associates, created May 1, 2014

Community Natural Area: This area is outside of the Riparian Zones but within the Fingers of Nature. This land will include some minor structures, such as community pavilions but there will be little to no permanent infrastructure in these areas. This area will primarily serve as an environmental setback with possible passive park functions. Some of this land will have steeper slopes and areas that convey site runoff and assist with biofiltration. This area along with the Riparian Buffer provides the most "wild" landscape zone on the site and will need a maintenance regime to ensure that they do not suffer from issues such as garbage dumping, soil erosion, invasive plant infestation, or loss of wildlife habitat due to an overall deterioration in ecological conditions.

LAND CONSERVATION AND RESTORATION

The Fingers of Nature provide the most "wild" landscape zone on the site. The Fingers of Nature need a maintenance regime to ensure that they are protected from degradation. An attitude of conservation and restoration should drive the future design of these areas.

ENHANCE BIODIVERSITY

As these areas shall be rich in biodiversity and natural character, provide educational information (signage, etc.) to help students, residents, and visitors to interpret natural system functions and processes.

Where new plantings might be required, the focus should be placed upon re-vegetation of native grasses and increasing the site's hardwood tree canopy. Implementing successional planting of canopy and understory trees shall help to stabilize soils and increase cover for habitat.

For a list of native plant species, refer to Chapter 9: Technical Appendix.

BEST PRACTICES FOR RESTORING NATIVE VEGETATION

Careful decisions shall be made about what vegetation is to be preserved and what is to be removed. For example, it is recommended that an ongoing plan to eradicate poison ivy shall be implemented in this area, as it is open to pedestrian access. In addition to the consideration of Poison Ivy, an analysis of existing vegetation shall determine what is growing on site, whether that growth is healthy or not, and whether there are rare or extraordinary species. Once the vegetative inventory has been completed, the analysis focuses on three main areas: pruning needs, vegetation health, and vegetation appropriateness.

Restoration Best Practices include the following:

- Eradicate exotic and invasive vegetation to the extent possible
- Minimize clearing and damage to existing vegetation and limit movement of construction equipment
- Determine the erosion and microbial processes that affect water quality, soil conditions, and vegetation (soil conditions need to be evaluated as a basic component of this assessment)
- Sedimentation or construction debris should not enter restoration areas
- Avoid soil compaction and vegetation during adjacent construction
- Implement vegetative soil stabilization techniques as required to minimize erosion and loss of native soil
- Preserve habitat and scenic value

Pruning Recommendations for Existing Trees near the Right of Way:

- Remove dead, diseased, and/or broken branches from trees
- Maintain a 14' tree canopy height
- Limb up trees (remove lower branches) to obtain a specified clearance
- Thin where branches are selectively removed to reduce canopy density
- Improve the branch architecture and structural integrity of the canopy with selective removal of tree branches
- Selectively remove branches to redevelop a canopy structure, form, and appearance that may have been compromised by previous pruning, vandalism, or storm damage

LIMIT ACCESS

Limit access through the following strategies:

- Seek opportunities to view restoration areas, but limit direct physical access
- Place (attractive) barriers to prevent dumping or access by car and all terrain vehicles
- Restrict access to restoration areas through fencing or natural barricades, such as logs
- Minimize development of hard surfaces, including bike trails and boardwalks
- Strategically place circulation to avoid dissecting, diminishing, or disturbing preservation areas

OWNERSHIP AND A FUTURE REFERENDUM

The Master Plan will contain the recommendations for the different Open Space components.

The Colony Park District Park will be developed according to the programming outlined in the Park Master Plan. Some areas of the existing parkland could better serve the community and the Master Plan if, in the future, some of the un-programmed areas of the park could be used for private development. This would serve to bring the neighborhood closer to the school and create a more walkable neighborhood environment rather than the "school on the hill" that currently exists. There could also be an opportunity to provide for civic or commercial development along the Loyola Lane frontage. The dedication of new neighborhood parks within the Master Plan will provide for additional walkable parkland in the community. These new parks and Finger of Nature coupled with the future improvements for the regional park will provide more than adequate parkland for this community. It is recommended that the development of a citywide referendum to use existing dedicated parkland for other purposes be pursued as this project moves forward. This would allow for future private development to benefit the area while not compromising the full expansion of the district park facilities as defined by the Master Plan.

PERMITTED AND PROHIBITED USES

There are certain types of uses that are permitted and prohibited within the Open Space categories. In general, uses that are permitted on Community Natural Areas are paths, community gardening, navigational signage and other uses that are anticipated in the Master Plan.

PERMITTED USES IN COMMUNITY NATURAL AREAS

- Paths
- Non-conditioned community facilitles (boardwalks, decks, pavilions, gazebos, etc.)
- Stormwater Facilities to provide quality, retention or detention (WQ/Detention Pond)
- Community gardening
- Urban farming and grazing
- Park facilities
- District geoexchange systems
- Community solar
- Community supportive facilities (benches, drinking fountains, fire hydrants, etc.)
- Access and utility easements
- Navigational signage
- Wildlife Crossings

Permitted Use - Community Garden
Source: TBG

Permitted Use - Biofiltration Pond
Source: Retrieved from Urban Design Group photo library

Permitted Use - Wildlife Crossings
Source: Retrieved from Urban Design Group photo library

ADDITIONAL USES PERMITTED WITHIN ECO-COTTAGE ZONES

- Private eco-cottages for residential or commercial use (subject to the Design Guidelines) (for more information regarding eco-cottages, refer to Building Types in Chapter 8)

Permitted Use - Eco-Cottage
Source: Source: http://www.ianayris.com

Permitted Use - Gazebo
Source: Sachse Historical Society

Permitted Use - Boardwalk
Source: Wilson Woodcraft

PROHIBITED USES ON BOTH PARKLAND AND FINGERS OF NATURE

- Off-street parking (parking lot)
- Streetlights
- Streets

Prohibited Use - Off-Street Parking
Source: Farr Associates

Prohibited Use - Streetlights
Source: http://www.electrical-contractor.net

Prohibited Use - Streets
Source: Farr Associates

OPEN SPACE DESIGN STANDARDS

Design standards for all Open Space will emphasize the establishment of a naturalistic setting and condition. The overall objective is to create a thriving natural environment and success- fully functioning ecosystem. Efforts to improve and diversify the native plant palette should be made depending on the conditions and character of specific areas. The land will have a more naturalistic aesthetic rather than a highly manicured look and feel.

BUILT STRUCTURES AND PATHS

Trails can bring individuals of all ages to areas of work and play. The pathways will be developed as a hierarchy of trails ranging from hike-and-bike trails to pervious paving walks and primitive trails. The widths of these pathways will be determined by use patterns and volume of traffic. For example, shared-use paths used by children en route to their neighborhood school and other transit functions would be larger, perhaps 12 feet in width (as called for in the Austin Urban Trails Master Plan); trails with less traffic volume would be smaller, closer to 6 feet in width; and primitive trails would be smaller still, closer to 3 to 4 feet in width.

SIGNAGE

Signage should be incorporated for purposes of wayfinding and connectivity, in the form of directional signage, as well as for educational purposes; interpretive signage explaining natural systems, local flora and fauna, and other natural phenomena. The signage should be designed to complement the natural setting, so it doesn't become a dominant feature in the landscape; the signage aesthetic should feel harmonious with the environment and made of appropriate materials to feel unified with the landscape. To add to harmonious nature, signage should not surpass height of landscaping. For more information in regards to general signage standards, please refer to Chapter 8: Lots and Buildings.

FURNITURE

Site furniture will include elements such as benches, respite areas, solar shade structures and picnic tables (refer to the Trails and Bikeways diagram in Chapter 3, as well as the Parks Master Plan in Chapter 4 for picnic table locations).

Shared Use Trail
Source: TBG

Educational Signage
Source: TBG

Picnic Shelter
Source: TBG

LOCAL FOOD PRODUCTION

Local food production is a significant environmental and economic strengthener. Residences producing their own food with personal or community gardens are able to significantly lower their food costs while gardens themselves positively contribute to stormwater management, land use equity, carbon-offsetting and mitigating heat island effect. Local food production also promotes nutritious eating habits for a positive effect on the health of the community. As shown in the Parks Master Plan (Chapter 4), there is available open space that could be terraced to provide areas for growing native and/or adapted fruit trees. This would not only help to beautify the development, but would increase local food production while simultaneously referencing the rural history of this land in an elegant way (for a list of native plant species, please refer to Chapter 9: Technical Appendix).

For residential food production, local food advocates favor plots ranging between 10'x10' and 10'x20' per household. These gardens could be placed in private residential lots or included in community gardens sited strategically throughout the neighborhoods to promote ease-of-access, connection to community centers and the local elementary school, and synergistic relationships to take advantage of stormwater paths for garden irrigation.

Under Austin's recently amended Urban Farm Code of 2013, the raising of fowl, rabbits, and fish is also allowed and space for animal husbandry may be included in the Master Plan in accordance with the revised code on individual lots as well as community roosts and hutches.*

*City of Austin Ordinance No. 20131121-020 <http://austintexas.gov/sites/default/files/files/Health/SustainableFood/Ordinance_No._20131121-020.pdf>

IMPROVING SOIL THROUGH AMENDMENTS

When deciding where to locate food production uses, it will be important to identify areas that are more suitable for agricultural uses based on good agricultural soils. Once areas with less favorable agricultural conditions have been identified, a plan should be developed to improve the existing soil conditions to a degree that supports agricultural uses such as food forests and gardens. A neighborhood composting program could be a significant part of these efforts to improve soil quality and could be implemented on a neighborhood-wide scale.

Soil amendments should be facilitated through the use of a soils management plan developed in concert with a designated county representative extension agent. This effort would include first assessing the existing soils and determining which ones are suitable for agricultural uses and then creating a plan to supplement any non-performing soil areas through either composting, decompaction techniques and the addition of soil microorganisms and organic matter.

Community Garden
Source: The Back 40

Neighborhood Composting Program
Source: http://ditmasparkcorner.com